



Maria B Evans Estate Agents Limited

Bradshaw Farm, Long Heys Lane, Dalton, WN8 7RS

Offers in the region of £1,500,000



- Handsome, extended detached, brick-built farmhouse
- Set in an acre of gardens and seven acres of grazing land
- Excellent equestrian facilities and paddocks in place
- Two stable blocks of five stables and two tack rooms
- Further spacious storage barn plus a tractor shed
- Extended to provide excellent, spacious accommodation
- Two spacious reception rooms, one with log burner
- Further formal dining room also with log burner
- Beautifully-appointed hand-built breakfast kitchen
- Four double bedrooms – two with en suites
- Traditional-style white four-piece family bathroom
- Fully uPVC double glazed windows throughout
- Warmed by oil fired cast iron and column radiators
- Simply breath-taking far-reaching pastoral aspects
- Easy access to road and rail commuter transport links

Main House

Approached via a private road which meanders to electronically operated timber gates opening to a pebbled driveway which leads to the Bradshaw Farm and offers parking for numerous vehicles and has a full turning circle to the front around a raised bed with mature planting. From here, a slate-tiled canopy-porch shelters the solid timber door to the entrance hall with stone flagged flooring and a slim window to the front. An oak timber staircase rises to the first-floor galleried landing, there are exposed timber beams and timber doors open to each of the rooms.



The triple aspect principal lounge has windows to the front and rear plus French doors each having astounding, far-reaching rural aspects whilst the brick-built, herringbone-pattern fireplace with timber mantle and log burning stove offers a further focal point to this comfortably spacious room. The good-sized formal dining room has further exposed beams and a brick fireplace with stone hearth and log burning and a further door from here gives way to the breakfast kitchen.



With magnificent views from the picture window, the breakfast kitchen is fitted with a superb range of Laurel Farm cabinets, drawers and pantry cupboards having granite works-tops inset with a double Belfast sink unit and mixer tap plus a separate Zip boiling water tap. A Culshaw Bell island unit and breakfast bar is centrally positioned and the larder cupboard offers space and plumbing for an American-style fridge freezer and also has space to house kitchen appliances.



Cooking facilities are provided by an electric Aga and integrated appliances include the dishwasher and microwave. The stone flagged floor abuts the under-floor heated oak flooring of the family room with bi-folding windows to the front and windows to the south and west whilst a splendid, contemporary log burning stove sits juxtaposition to the traditional theme of the property. From the kitchen, French windows open to a paved, west-facing patio area offering a superb entertaining space with glazed sun room and a perimeter shale path wraps around the exterior of the property.



From the inner hall, the boot room, fitted with storage cupboards and hanging space for coats, has a glazed oak door to the rear offering practical separate entrance. The flagged flooring continues into the hallway and also the cloakroom with vanity basin and low flush WC and motion sensor lighting.

Also from the inner hall, the utility room has kitchen complementary Laurel Farm cabinets with marbled granite counters, an inset Belfast sink unit, a secondary electric double oven and electric hob and houses a full-size freezer and stacked washing machine/tumble dryer.

To the rear is a charming snug, warmed by tall column radiators and having dual aspect windows to the sides and patio doors overlooking the garden.



First floor

A broad timber staircase rises to the galleried landing with a window overlooking the gardens, paddocks and breath-taking views beyond. There is a loft access point for additional storage and a linen cupboard housing the lagged pressurised cylinder tank.



The spacious master bedroom has a window seat with far-reaching views of Winter Hill and the north Pennines, tall column radiators and ample space for a king size bed, wardrobes and drawer-banks. The en suite with motion sensor lighting, marble effect flooring is fitted with a vanity-set basin on a quartz worktop, a low flush WC and shower cubicle with shower-wall boarding and Burlington overhead and handheld attachments.

Bedroom two is a good-sized dual aspect double room overlooking the gardens, warmed by a cast iron radiator and offering ample space for clothes storage furniture. Warmed by a wall-mounted heated towel rail and having motion sensor lighting, the en suite comprises a shower cubicle, vanity-set wash hand basin and a low flush WC.



Bedroom three is a further good size double room with views to the east and is currently used as a home office. There is a decorative feature fireplace with cast iron surround and the room is warmed by a cast iron radiator. The en suite consisting of a low flush WC, vanity-set wash hand basin and shower cubicle. Additional features include a Velux window providing natural light, motion sensor lighting and a white radiator.

The fourth double bedroom has a window to the east and a cast iron column radiator. The room also has a fitted double wardrobe with mirror-door and space for drawer-banks and night-stands.

Having a window to the rear and motion sensor lighting, the family bathroom features ceramic wood-effect floor tiles and is warmed by cast iron and column radiators. The white traditional style four-piece suite comprises a pedestal wash hand basin, a roll-top claw-foot bathtub, a high flush WC and a recessed shower cubicle with textured wall tiling and chrome shower.



Gardens

From the electric gates, the shale driveway forks to the left to reach the residence frontage and the formal lawn gardens, with perimeter lighting, continue to stretch away towards the front boundary, interrupted by mature planting and brick-built walls which offer privacy and protection from the elements.

From the driveway and turning right are the stables, tack room and a storage barn with concrete base, power and light, water and drainage. There is also additional parking and storage plus an independently alarmed detached double garage with electric up-and-over doors to front, a personal side door, an armoured power point and log store.



To the other side is a further set of timber stables set on a concrete base, attached to a large wooden outbuilding offering storage for further tack and parking for ride-on mowers and equipment, and independently alarmed. A separate courtyard offers ample space for any associated vehicles, caravan and/or boat. Again, there is access to water and the buildings have power and light.



The rear lawn gardens are bordered by shrub planting which extends to the full reach of the boundary line on varying levels. Stone steps rise to the rear patio with a low-level stone-built wall to the boundary hedge line. Set on this elevated area to take full advantage of the landscape is the uPVC detached glazed sunroom before the garden sweeps onwards and downwards, towards an enclosed, secluded sunken folly with power and lighting and savouring unrivalled panoramic views- creating an idyllic spot to relax.



NB Additional features include CCTV and a Sonus sound system which serves kitchen, sunroom and front and rear patios.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Chorley Borough Council

The EPC rating is C

The Council Tax Band is G

The property is served by septic tank

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.