



Maria B Evans Estate Agents Limited

Mill Meadows, Three Post Green, Andertons Mill, Mawdesley L40 3SU

Offers in the region of £1,300,000



- Detached four-bedroom residence built in 1970's
- Set in a total of eight acres of rolling fields
- **Outline planning consent for an additional dwelling**
- Further outbuildings and garages plus parking
- In need of some modernisation throughout
- Triple aspect lounge and separate dining room
- Dining kitchen plus adjacent utility room
- Oil fired central heating and uPVC double glazed
- Located within a small enclave off private drive

Found at the far end of Three Post Green, an un-adopted track which leads to a small enclave of properties, Mill Meadows is approached via a five-barred gate and concrete driveway. This 1970's detached four-bedroom property is in need of modernisation to revive what has been and could be again - a fantastic family home. The property also comes with numerous timber and farm outbuildings and garages and, importantly, has been granted outline planning permission for a further dwelling on the site of the large detached barn – **Ref. 24/00918/OUT.**

Passing the rear of the property and parking to the far side of the property then walking to what was designed as the front elevation, you enter through a Upvc door into the quarry-tiled storm porch and through a further timber glazed door into the hallway. The hallway leads on to a good-sized lounge, the kitchen/utility and has a staircase to the first floor.

The lounge room runs from front to back with uPVC windows on either side and large patio door to the end gable overlooking what would be classed as the side garden. There is a working Westmorland blue slate fireplace and radiators below both windows.

The farmhouse kitchen has a large picture window overlooking the rear of the property and the driveway and is fitted with a mixture of timber and glazed units with cream-coloured laminated worktops having an inset stainless steel sink unit with side drainer. There is also an inset electric hob with oven below, plumbing for a dishwasher and space for a fridge freezer and tumble dryer.

The kitchen opens into a quarry tiled utility section with a recently fitted uPVC window overlooking the ample parking area to the far end of the property. There are further storage cupboards, a second stainless steel sink unit and side drainer and plumbing for an automatic washing machine.

The dining room is a good-sized room and has a large picture window overlooking the front garden.

Completing the ground floor, there is a downstairs cloakroom with white suite comprising wash hand basin and low flush WC.

There is a uPVC part-glazed door in the utility room which opens onto the driveway and accesses the parking areas and the rest of the land.

Rising up the open tread staircase to the first floor there is a large gallery-style landing which gives way to all four double bedrooms, bathroom and shower room. There is a large picture window situated over the front porch and access to the insulated loft which is suitable for conversion.

The master bedroom is situated to the front of the property and has a large picture window with the radiator below. Neighbouring this is bedroom four which is a further double room and overlooks the rear of the property and has a radiator below the window. Bedroom three is also situated to the rear of the property and overlooks the driveway but with radiator offset to the side wall of the bedroom. Bedroom two is situated to the front of the property and also has a radiator beneath the window overlooking the front garden.

The family bathroom is fitted with a traditional style three-piece coloured suite with matching tiles and comprises a pedestal wash basin, low flush w.c, and a shower above the panelled bath. There is a built-in linen storage cupboard. Adjacent to this is a separate shower room with electric shower and large walk-in shower tray.

To the far side of the property, as you approach it, you will find the oil-fired combination boiler and the oil tank situated few metres away. From here, there is a step down onto a concrete skirt with ample parking for up to a dozen vehicles.

The outbuildings include two good-sized solid garages and a further timber workshop of equal size. In addition to this there are numerous smaller structures to include sheds, coal stores within the curtilage of the main house. The concrete skirt opens up further to access more outbuildings which include a breeze-block built garage and two breeze-block built stables with the remnants of further timber stables situated behind.

There is also an extremely large breeze-block built barn measuring circa 230m² with a metal roof which has been granted outline planning permission for a replacement four/five bedroom detached property. Proposed footprint 196m². From here the land can be accessed, which consists of two main bodies, one situated on the far side of the brook and accessed via a bridge, and a larger field, and totals circa eight acres.





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 D

The Council Tax Band is G

The property is served by mains drainage

The site benefits from three-phase electricity and has oil fired central heating.

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.

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