



Maria B Evans Estate Agents Limited

Weavers Fold Farm, Weavers Fold, Bretherton, PR26 9AP

Offers in the region of £450,000



- An 'off the beaten track' charming, end terrace residence
- Offering great potential for renovation and refurbishment
- Set in approximately 2.32 acres of land with outbuildings
- Land includes a small grazing paddock for a pony
- Potential for further development subject to planning permission
- Dual aspect breakfast kitchen with timber cabinetry
- Three double bedrooms off the broad first floor landing
- Family bathroom with a four-piece coloured suite
- Warmed by gas central heating radiators throughout
- Three Phase electric to the property
- Private driveway and ample parking space for vehicles
- Easy access to local amenities and transport links

The property, once a working farm was transformed in 1977 and is situated in a quiet location, whilst remaining conveniently close to local amenities. Approached from South Road, the property is situated at the end of a row of terraces and accessed down a private track, with a right of way over for the neighbouring properties. A gate grants access to the cobbled drive which provides parking for several cars.



The timber door opens into the broad hallway with pendant light and radiator. The staircase rises and turns to the first-floor landing and has a storage cupboard beneath housing the gas meter and an opaque panelled window to the front throws natural light into both of these areas.



The well-proportioned, dual aspect lounge has a picture window to the front, two windows to the side and two pendant lights to the ceiling with exposed beams. The focal point of the room is the briquette-faced fireplace with open fire facility and stone hearth, has a television point to the side and the room is also warmed by two radiators.

The good-sized dining room has a rear window and door to the rear porch, a pendant light and a radiator. Vinyl flooring from here continues through to the kitchen with windows to the front and rear and two ceiling lights. The fitted timber cabinets have marble effect worktop with splash tiling between levels and an inset stainless steel single drainer sink unit with mixer tap. There is also a point for an electric cooker, space for a fridge freezer and the Glow-Worm gas central heating boiler is also housed here.



A door inset into a stone arch frame opens to the rear porch which has both single and double doors opening to the side and rear gardens, respectively.



The first-floor landing has a pendant and ceiling light and a panel balustrade. There is a walk-in linen cupboard fitted with shelves.



Bedrooms one and two have windows to the side elevation, pendant lights and radiators. Bedroom three has a rear window, a pendant light and radiator.



The dual aspect bathroom has windows to the front and rear and two ceiling lights. The four-piece blue suite comprises a corner bath, pedestal wash hand basin, low flush w.c. and bidet. A built-in cupboard houses the hot water cylinder tank.



The rear garden is laid with patio stone flags to the front and develops into a lawn area which is enclosed by both hedge and fence boundaries. In total, the land spans across approximately 2.32 acres with an array of various timber outbuildings, ideal for storage, and numerous greenhouses with grazing land and stunning far-reaching views beyond.



A regular entrant into the Best Kept Village competition, this tranquil and ever-popular village holds much appeal of several levels and has an abundance of facilities to enjoy including the local cricket club, sports field with tennis court, bowling green, boules pitch, playground plus numerous rural, woodland and riverside walks. After all that activity, call in for a drink and a bite to eat at the local pub or the café at the Old Corn Mill Antiques centre after a wander through their rooms. The surrounding area is blessed with an excellent array of schools and the Bretherton Endowed C of E Primary is among them, being accredited as “outstanding” by Ofsted. Also historically rich, the village is famous for being the site where astronomer, Jeremiah Horrocks, first recorded the Transit of Venus in 1639. Equally as impressive is the Jacobean Grade II* Listed Bank Hall, handsomely renovated and featured on two BBC’s history programmes. Within ten-fifteen minutes you can be in the surrounding villages of Croston, Mawdesley, Tarleton, Rufford and Much Hoole – all having excellent amenities – and for the commuter, the A59 or the train-line to either Liverpool or Preston is a just a few minutes away.



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 F

The Council Tax Band is D

The property is served by mains drainage

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.