



Maria B Evans Estate Agents Limited

Owens Farm, Broad Lane, Aughton L39 7HS

Offers in the region of £1,400,000



- Grade II listed, detached farmhouse dating back to 1677
- Approached by a lengthy track leading to the parking area
- Enjoying three acres of grounds and gardens
- Two characterful reception rooms- one with a log burner
- Contemporary orangery to the rear warmed by underfloor heating
- Well-appointed and spacious kitchen-dining area
- Utility room and w.c. completing the ground floor accommodation
- Master bedroom with dressing room and four-piece en suite
- Four further double rooms- the third having an en suite
- Three-piece family bathroom
- Stunning, south-west facing rear garden including a wildlife pond
- Detached, part-cedar clad summerhouse
- Including heated resistance pool and shower room

Welcome to Owens Farm...

A truly exceptional Grade II listed country residence that combines 17th Century character with contemporary charm and is set within three acres of gardens. The main home provides a graceful flow of characterful spaces - from the beamed reception room with a log burner and stone floors to the striking, contemporary orangery. There is also an additional rustic-luxe kitchen and dining area, and a separate snug. Upstairs, the five bedrooms enjoy rural views with the master suite having a dressing room and en-suite, the third bedroom also benefitting from an en suite, and the further three rooms served by a family bathroom.



Outside, the south-west facing gardens flourish with orchards, a natural pond, paddocks and meadows stretching in all directions. A detached, cedar-clad summerhouse offers additional amenities, including a resistance pool, gym and shower room.

Historic beginnings...

Upon entrance into the property, its harmonious combination of historic charm and modern living is evident. A timber door with glazed inset guides you over the threshold into the front vestibule which is laid with a stone flagged floor and separated from the rest of the property by the original, studded latch door.

Continuing from here, the first reception unfolds with an abundance of character and warmth. Wooden beams line the ceiling, the area is softly lit by various wall lights and a window, fitted with a window seat, overlooks the land to the front. Two alcoves within the walls peep into the orangery to the rear, connecting the two areas and maintaining a satisfying flow throughout the property. There is a television point to the side, however the attention of the room is drawn towards the log burner which is placed upon a stone hearth and has an oak mantle beam above.



A latched door from the reception room leads into a small nook, laid with stone flooring and allowing access to the ground floor w.c. and utility room. This is fitted with a two-piece suite comprising of a fitted dresser, pedestal wash hand basin and close coupled w.c. The utility room provides convenient space for further storage with a great range of both full-length and separate wall and base units lining the walls. The units are equipped with both venting for a tumble dryer and plumbing for an automatic washing machine beneath, with a wooden counter atop for extra workspace. Finishing off the space, there is a porcelain Belfast sink unit, a window to the side and stairs leading up towards the master bedroom.



The second reception room is accessed to the right of the entrance hallway. A cosy area, this room enjoys a window to the front, television point to the side and a latch door opening to further storage whilst recessed downlights illuminate from above. Steps lead to a landing area with a further storage cupboard before ascending the stairway to the first floor and subsequent bedrooms.



Through the looking glass...

This tastefully designed orangery adds a touch of contemporary aura and modern style to the farmhouse. A stunning extension of the home, the rustic ambience continues with a seamless connection to the outdoors created by a combination of bi-folding doors and full-length glazed panels across the rear providing garden views and a lantern light above. This versatile space also features a stylish tiled flooring, warmed by underfloor heating, with wall lighting around the room and is thoughtfully positioned with access to the kitchen, main reception room and to the outdoors, creating the perfect atmosphere for both relaxed evenings and lively gatherings.



Soak it up...

A satisfying blend of rustic charm and elegance, the kitchen is the heart of the home. Set upon stone flooring, the space is fitted with an extensive array of white wall and base units, complemented by a characterful orange tile splashback. A solid wooden countertop adds a touch of country heritage, whilst windows across the rear and side frame idyllic garden views. Integrated within the units is an electric Aga, full-length refrigerator and freezer, a dishwasher, a Belfast porcelain sink and wine chiller.



Recessed downlights bring a modern contrast and continue into the dining area, featuring a bespoke horseshoe-shaped bench seat offering a cosy, welcoming area for gatherings. Further wall lighting completes this area, with windows overlooking the front of the property, immersing you in the essence of the quintessential British countryside.



Up the wooden hill ...

With a window to the rear and lit by pendant lights, the first-floor landing leads to a split-level arrangement of bedrooms each with painted tongue and groove latch doors and warmed by traditional style central heating radiators.

The very spacious, dual aspect master bedroom has a pendant light suspended from the vaulted and beamed ceiling and fitted wardrobes to one wall. In addition, the dressing room is fitted with further open-fronted wardrobes and features a dressing table beneath the front window. The adjacent en suite is tiled and wall panelled in natural shades and fitted with a four-piece white suite of panelled bath, vanity set wash hand basin, w.c. and glazed corner shower cabinet. Lit by recessed downlighting, there is a chrome ladder heated rail to warm the towels and a further door to a rear landing with stairs to the utility room below.

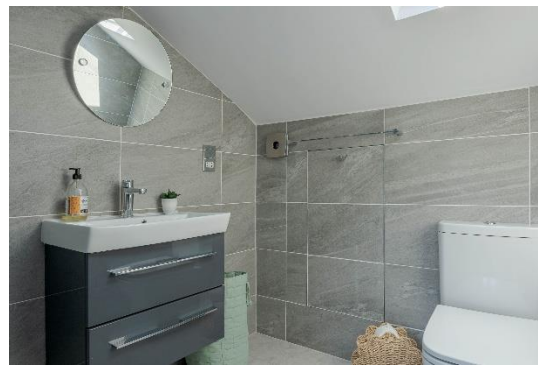


From this rear landing, the study/bedroom five overlooks the rear garden and is fitted with a dresser and bookshelves to two walls.

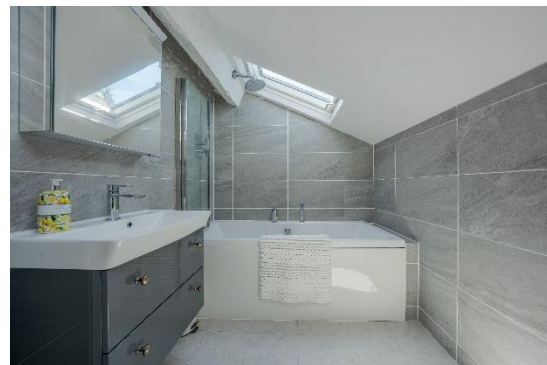
Bedrooms two and four are both of double size, overlook the frontage and have pendant lighting. The former has fitted pine wardrobes to one wall whilst the latter has fitted bunk beds with central steps and both have ample space for further wardrobes, drawer banks and nightstands.



The third bedroom is also of double size, overlooking the rear garden, lit by a pendant light and having wardrobes fitted to one wall. This room also benefits from an en suite, fully tiled in shades of grey and fitted with a suite of glazed shower cabinet, vanity set wash basin and a low-flush w.c. along with a heated towel rail.



The family bathroom has two Velux windows, spotlights to the beams and fully tiled in grey porcelain. Warmed by a heated towel rail, the suite comprises a panelled bath with glazed screen and shower over, a vanity set wash basin with illuminated cabinet over, and a close coupled w.c.



English country gardens and grounds...

Owens Farm, parts of which date back to 1677, is approached via a lengthy track which encircles a grassy island with central brook, having dense water-loving plants to its banks and leading to the parking area which is equipped with an EV charging point. There is a grazing paddock to the front of the property with rustic-style stock fencing, whilst flagstones cut a path through the front lawn which is bordered by succulent hedging and features two prominent holly bushes.



To the side of the property are some wonderful specimen trees, namely walnut and fig, both laden with fruit, alongside an orchard area boasting the usual suspects of apple, plums and pears. To the rear of the property is an extensive, south-west facing lawn garden surrounded by mature shrubs and trees and having island borders with mixed planting and between which is a path to the large natural wildlife pond with perimeter path.



Alongside the house is a detached part-cedar clad summerhouse with glazed windows and doors to each of the sides. To one side is a raised decked area with housing for a hot tub and the interior is given to a heated resistance pool and gym area with shower room and w.c. off plus a plant room.



Owens Farm offers a rare and delightful combination of heritage, space and modern living. From its carefully preserved characterful features, dating back to the 17th Century, to the contemporary addition of the orangery and summerhouse, this residence is both functional and brimming with charm. Set within expansive three-

acre gardens and surrounded by the peaceful, open countryside, it provides a welcoming and tranquil place to call home.

NB The property also has two adjacent barns and circa 26 acres of land available by separate negotiation. One barn has planning permission for conversion to three mews dwellings.

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 West Lancashire Borough Council

The EPC rating is N/A as the property is a Grade II listed building

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.

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