



Maria B Evans Estate Agents Limited

“HILL PARK”, HILL TOP LANE, WHITTLE-LE-WOODS, PR6 7QS

PRICE GUIDE: £880,000



- Detached stone-built, former farmhouse dating to 1803
- Characterful accommodation over three storeys
- Set in an idyllic, secluded rural location
- Two charming reception rooms on upper level
- Superb oak-framed orangery to the front
- Well-appointed dual aspect breakfast kitchen
- Adjacent living area with French log burning stove
- Three third-floor double bedrooms in main house
- Family bathroom with three-piece suite
- Detached, converted one-bedroom two-storey barn
- Open plan living-dining kitchen to ground floor
- Partially double glazed and oil-fired central heating
- Timber built loose boxes plus tack and feed room
- Detached garage with electric up and over door
- Surrounded by an acre of gardens with rural views
- Easy access to local and commuter transport routes

Dating back to 1803, this secluded three-bedroom, stone-built detached former farmhouse is brimming with character features throughout the three floors of accommodation. In addition, the detached, stone-built two-storey converted barn offers annex accommodation of open-plan living-dining-kitchen and first floor bedroom with en suite facility. There are two timber-built loose boxes plus tack room and a detached stone-built garage with electronically controlled doors.

Arriving on the driveway, the closest entrance would be via the grey composite part-glazed door to the vestibule with a latch door cupboard for coats and shoes. Just off, the oak-framed orangery has bi-folding doors to the front and panel windows to the side giving wonderful garden aspects, is lit by recessed down-lighting and has an oak Amtico flooring.



A painted, stable-style latch door opens to the living dining kitchen area which has mullion double-glazed windows with deep set stone sills to the other. This property is brimming with period features throughout including oak beams, stone stanchions and corbels which have been exposed during the restoration and the kitchen area has a corner stone sink with wall mounted tap over. With grey wood effect Amtico flooring to the dining and kitchen sections, more contemporary features include the excellent range of mouse-back shaded wall and base cabinet and central island, having pewter cup handles. The oak worktops have an inset Butlers sink unit with a rare porcelain drainer to one side. A beamed niche houses the Zanussi four-ring induction hob with matching oven and grill below and integrated appliances include a fridge and washing machine. The area is lit by recessed down-lighting, there are two pendant lights over the dining table space and the living space has two wall lights, solid oak flooring and an eye-catching French wood burning stove resting of a stone hearth whilst under-floor heating provides additional warmth.



A stone spiral staircase winds its way up to the first-floor and has a carved timber handrail. With windows to two sides, the landing has a pendant light and an ornamental 'library' door opening into the dining room with oak flooring, a stone-lintel surrounded fireplace and a window overlooking the front garden.

An oak panelled door from the landing takes you into the principal lounge which has a window to the side with moorland views and an oak door leading to a glazed porch and opening to stone-steps descending to the front path. The welcoming aura and cosiness of this room owes much to the feature stone chimney breast having an inset antique range with bread oven to one side and an inset stone lintel over, whilst a cupboard houses the oil-fired central heating boiler.



Stairs lead up to the second-floor landing with window to the rear and giving access to the three double bedrooms, each having timber doors with Bakelite handles, two with fitted furniture and each enjoying rural aspects. The part tiled/part boarded family bathroom fitted with a white three-piece suite comprising panelled bath with screen and shower over, pedestal wash hand basin and a low flush w.c.



The Annex

A further pathway leads to the driveway and outbuildings to include a two-storey, stone-built barn which has been converted to provide one bedroom annex accommodation with a ground floor living-dining-kitchen.

The two-storey, detached stone-built annex has its own parking area on the stone flagged driveway.

Entering through the UPVC timber effect door to the front, you step into an open plan living-dining-kitchen area offering comfortable seating and dining space which is lit by recessed downlighting. There is a stable style uPVC door to the rear and uPVC windows on all four sides making it a light and airy space internally.

In the kitchen space, there is an L-shaped beech-effect range of cabinets with grey worktops, matching splash tiling and inset with a stainless-steel sink unit and side drainer. Also inset is a four-burner gas hob with chimney extractor fan above and a single oven and grill below and there is space for a fridge freezer and a washing machine. A half turn staircase with glass balustrades leads off the main living area to the first floor open-plan master bedroom offering space for king-size bed, having a dressing area with wardrobe space and a large en suite shower room. The en suite wet room style shower room comprises a pedestal wash hand basin, w.c and a walk-in shower area having a bar shower and tiled in grey. Again, uPVC windows to the front and rear both offer fabulous views over the grazing fields adjacent to the main property.



The Grounds

The front garden is accessed through a wrought iron pedestrian gate to a Staffordshire blue diamond paved path with deep set flower borders to each side and a decorative Victorian lantern lighting the stone steps to the glazed porch sheltering the panelled front door. York stone flagged paths meander throughout the grounds, one leading to the rear garden and passing a splendid magnolia tree which overhangs the sun terrace on the edge of the lawn garden featuring an ornamental pond.

The detached stone built single garage has power, light and an electronically controlled up and over door which is approached over a cobbled driveway which in itself provides parking for several cars. A cobbled stable-yard, with water supply, drainage and power supply, fronts the two timber-built loose boxes each measuring 12' x 12' and having an additional tack and feed rooms to either end and offering space for logs and a ride-on mower. There are then two further sheds offering good storage to the rear end of the garden.

The remaining part of the surrounding acre of gardens is edged by dry-stone walling and mature hedges and trees with a backdrop of undulating farmland and grazing meadows. The lawn garden has seating areas on several levels and to three sides of the property and offers a vegetable patch, ornamental pond with fountain as well as fruit trees and a chicken coop, all spread neatly across its substantial space and tastefully constructed from sympathetic and reclaimed materials, as not to detract from the 1803 stone farmhouse and out-buildings.





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 Council Tax Band is D

The EPC rating is E

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.