



Club House Farmhouse & Barn
3 Wigan Road
Shevington
Wigan
WN6 8AP

A detached traditional farmhouse including a detached traditional barn with gardens and grounds located in the centre of Shevington

The historic farmhouse and barn are Grade II listed buildings

The farmhouse requires sympathetic modernisation throughout whilst maintaining its character features including a large Inglenook fireplace and exposed beam walls and ceilings

Asking Price
£ 460,000



Club House Farmhouse is a detached two storey three receptions, three bedroom Grade II listed farmhouse built circa 1663 with later extensions constructed of part stone, part brick under a pitch slate roof set within generous gardens.

The farmhouse extends to approximately 161 sq.m (1,732 sq.ft) gross internal floor area over two floors which provides the following accommodation;

Ground Floor

Vestibule

Downstairs WC 2.22m x 1.32m
Comprises low flush wc and wash hand basin

Lounge with partition hallway 5.4m x 4.96m
Feature Inglenook fireplace. Leading through to;

Sitting Room 4.75m x 2.93m
Comprises open fireplace, stairs to first floor, patio door.

Living Room 5.65m x 4.07m

Kitchen 4.65m x 3.51m
Fitted base and eye level units, plumbed for washing machine, electric cooker point, open understairs storage, heating boiler. Breakfast area.

First Floor

Landing 2.9m X 1.73m (incl stairwell) plus 5.7m x 0.75m with fitted cupboard housing hot water cylinder

Bathroom 3.42m x 2.34m
Comprising exemplary retro late 60's early 70's fitted bathroom suite corner bath, twin wash hand basins, fitted bathroom unit incorporating wc and bidet, walk-in shower cubicle.

Bedroom 1 4.85m x 3.01m Double bedroom

Bedroom 2 4.58m x 3.25m Double bedroom with fitted wardrobe and shelving

Bedroom 3 5.67m x 3.86m Double bedroom through to Dressing Room 2.19m x 1.77m with fitted wardrobes plus room with cupboards and wash hand basin

Services

Mains water, electricity, gas and foul drainage is connected to public sewer.

Outside

A private driveway off Wigan Road provides off street car parking and access to the garage lean-to.
There are lawned and bordered gardens to the front and side of the property including raised patio.

Traditional Barn 121.45 sq.m (1,307 sq.ft)
4 bay detached traditional barn measuring approx. 17.52m x 5.06m which is Grade II listed, built of stone under slate roof.

Lean-to Extension 78 sq.m (840 sq.ft)

Lock-up storage measuring approx. 17.3m x 4.5m built later of brick under monopitch asbestos cement clad roof used as single garage with a pressed metal up and over garage door.

Tenure

Freehold. Immediate vacant possession available.
No vendor chain.

Council Tax – Wigan Council Tax Band 'F'
EPC Rating 'E' valid until 31 July 2034

Viewings

Strictly accompanied viewings arranged via the selling agents









Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008

SHP VALUERS Ltd for themselves and for vendors of this property who are agents on behalf of give notice that:

- (i) the particulars are set out as guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given as a fair representation of the property at the time of first marketing the property, whilst interested parties must satisfy themselves by making a full inspection of the property, both internally and externally;
- (iii) no person in the employment of SHP VALUERS Ltd has any authority to make or give any representation or warranty whatever in relation to this property



69 Garstang Road, Preston, Lancashire, PR1 1LB

Tel: 01772 555403 Fax: 01772 885333

www.shpvaluers.co.uk

SERVICES: We cannot confirm that services and heating appliances are in full working order and the property is to be sold on this basis. Intending purchasers are advised to have these installations checked prior to exchange of contracts.
CONDITIONS: These particulars are issued on the following understanding. 1) That appointments to view and all negotiations with regard to any interest in the property will be conducted solely through Smith Hodgkinson Pickervance. 2) That the contents will not be transmitted to other persons without the agreement of Smith Hodgkinson Pickervance. 3) In accordance with the terms of Misrepresentation Act 1976, Smith Hodgkinson Pickervance acting as Agent's for themselves and for the vendors or lessors of the property further give notice that these particulars do not constitute any part of an offer or contract. 4) All statements contained in these particulars as to this property are made without responsibility on the part of Smith Hodgkinson Pickervance or the vendors or lessors. 5) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 6) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 7) The vendors or lessors do not make or give, and neither Smith Hodgkinson Pickervance nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.