



*Brow Farm, Barrow Hall Lane*

Great Sankey



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

\*\*\*OFFERING BOTH SPECTACULAR RURAL SECLUSION AND PRIVACY ALONG WITH BEING IDEALLY LOCATED FOR AMENITIES, TRAVEL & SCHOOLS\*\*\*

A striking and unique detached family home, set within a fabulous mature plot, Brow Farm offers a rare opportunity to enjoy rural seclusion, whilst remaining just moments from the heart of Great Sankey. Despite its idyllic setting, the home is perfectly placed for access to a wide range of amenities, including excellent schools, shops, and motorway links, making it an ideal base for commuters across the North West.

Set within approximately one acre of picturesque grounds, this distinguished residence blends rustic character with modern convenience. Originally dating back to the 19th century as a working farm, the property has been thoughtfully updated and extended over the years, resulting in a splendid, detached family home with exceptionally well-proportioned living space.

Approached via a private driveway, the home immediately impresses with its striking façade and beautifully landscaped surroundings. Lovingly maintained by the current owners, it also offers scope for further upgrading, allowing its new owners the opportunity to shape it to suit their own vision and needs.

The main house itself boasts five generously sized bedrooms, each designed to provide comfort and tranquillity. Three elegant reception rooms offer superb versatility for entertaining and relaxing, combining period charm with stylish finishes.

At the heart of the home lies the large farmhouse kitchen. This inviting space perfectly balances traditional appeal with modern functionality. Adjoining the kitchen is a practical utility room and a characterful and convenient boot room, giving access to the outside courtyard.

A range of outbuildings add both charm and practicality. The 'Entertainment Room' has been beautifully converted into a welcoming retreat and is currently used as a tea room, complete with vintage furnishings, cozy décor, and a homely atmosphere, offering the perfect space for gatherings with friends and family. The Workshop provides a robust, high-ceilinged space designed for creativity, fully equipped with tools, workbenches, and raw materials, ideal for woodworking, metalwork, or artistic projects. The Double Garage offers a secure and well-maintained facility with reinforced doors, solid concrete flooring, and ample storage space. The final outbuilding is an open-fronted barn, which provides the perfect space for outside gatherings in the summer months. Together, these outbuildings enhance the home's character and functionality, providing scope for both leisure and practical pursuits.

Outside, the property truly excels. The one-acre plot offers beautifully landscaped gardens, mature trees, and tranquil spaces to relax and unwind. Whether reflecting quietly beneath the willow tree, listening to birdsong, or hosting gatherings in the open air, the grounds provide a private sanctuary to enjoy throughout the seasons.

This beautiful and unique residence really does need to be viewed to be fully appreciated.



## *Entrance & Guest WC*

The property is entered via a charming storm porch, where a striking and imposing traditional wooden door, reclaimed from St Peter's Church in Warrington sets the tone for the charm and character within. Once inside, the entrance hallway impresses with engineered wood flooring, traditional picture rails, and a skylight that allows natural light to flood the space. An eye-catching stained-glass window adds further charm and individuality, creating a truly welcoming first impression. A conveniently placed guest WC, complete with hand basin and wooden flooring, provides practicality for both family members and visiting guests.





## *Reception Rooms*

The property enjoys three versatile reception rooms, each full of character and charm. The main lounge is a wonderful space for relaxing or entertaining, centred around an open fire and enhanced by dual-aspect double doors that provide both garden views and external access. Elegant ceiling coving and a ceiling rose add a touch of period detail.

A second reception room, ideal as a study or snug, offers tranquil views across the main garden and features wooden flooring alongside a gas fire, making it a comfortable retreat. The third reception room currently serves as a formal dining room, where a cosy open fire and wooden parquet flooring create an inviting atmosphere. This room also enjoys garden views and provides direct access into the kitchen, ensuring a natural flow through the home.





### *Kitchen, Utility Room & Boot Room*

The dining kitchen is fitted with a charming range of traditional wooden wall and base units, complete with an inset Belfast sink, integrated dishwasher and fridge, as well as space for a traditional style gas oven with stainless steel extractor above. The tiled flooring, enhanced by underfloor heating, ensures both practicality and comfort.

Adjacent to the kitchen, the utility room provides additional worktop space and storage. Here, a second Belfast sink, space for a washing machine and tumble dryer, a floor-mounted boiler, tiled flooring, and a traditional ceiling-mounted clothes-drying rack combine functionality with character.

The large boot room offers further storage and external access, with a tiled floor designed for durability. Perfectly suited for busy families with children or pets, this space provides a practical area to leave muddy shoes or clean up wet paws without disrupting the rest of the home.



## *Bedrooms & Bathrooms*

The landing houses a useful storage cupboard and leads to five well-proportioned double bedrooms, each offering comfort and versatility for family living. The master bedroom is enhanced by fitted wardrobes and over-bed storage, and is served by a private en suite featuring a shower, hand basin set on a wooden countertop, WC, and wooden flooring.

The remaining bedrooms are catered for by a generous family bathroom, fitted with a bath, separate shower cubicle, pedestal hand basin, and WC, all complemented by varnished wooden floorboards that add warmth and character to the space.





## *External Buildings*

Additional outbuildings further enhance the versatility of Brow Farm. A brick-built workshop, formerly a stable block, now provides a robust and practical space for a wide range of uses. Alongside it, a double garage with an attached outdoor-accessible WC and sink adds further convenience.

'The Bungalow' is a detached single-storey building that has previously served as a function room and is currently arranged as a delightful and charming private tea room. With its inviting atmosphere, fitted bar and WC for convenience it also lends itself perfectly to use as a games room for families with adult children, or older teenagers seeking their own private space in which to socialise. Furthermore, it offers excellent potential for conversion into an annex, subject to the necessary planning consents, making it ideally suited for multi-generational living.

Completing the range of external structures is an open-fronted barn, offering a sheltered spot to gather during summer months to escape passing showers; a charming and practical feature within the grounds.





## *External Areas*

The property is approached via a private driveway and welcomed by a charming cobbled forecourt and block-paved parking area, offering ample space for several vehicles. A walled garden borders part of the perimeter, adding to the character and sense of privacy.

The grounds unfold into an expansive lawn, providing the perfect setting for children to run and play. Dotted throughout are a variety of fruit trees, including apple and pear, alongside flourishing blackberry bushes. An allotment area sits to the rear, accompanied by a more natural 'wild' garden area that embraces the beauty of the landscape.

From the kitchen, a paved courtyard area provides gated access to a second additional lawned side garden, bordered by a wooded area beyond. Together, the different outdoor spaces create a setting that combines practicality with natural charm and a true wilderness that most children would consider a dream playground.



## Additional Information

Tenure: Freehold

Local Authority: Warrington

Council Tax Band: G

Annual Price: approximately £3,802 per annum

Flood Risk: Very low

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic: 22 Mbps

Ultrafast: 1000 Mbps

Satellite / Fibre TV Availability:

BT

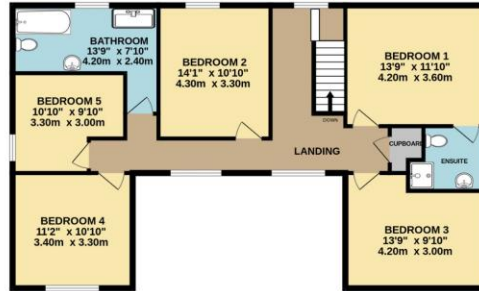
Sky

Virgin

EPC Rating - E



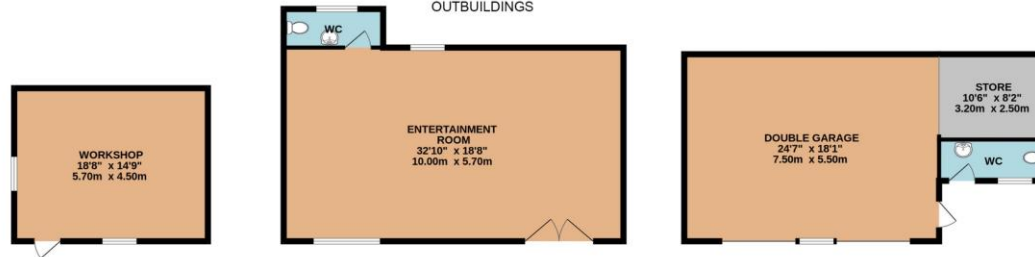
1ST FLOOR



GROUND FLOOR



OUTBUILDINGS



TOTAL FLOOR AREA : 3830sq.ft. (355.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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