

FOR SALE

2 Barrow Farm, Carr Mill Road, Billinge, WN5 7TX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Beautiful stone semi-detached home with 0.6 acre plot & outline planning for 2x dwellings.



- Beautiful stone semi-detached
- Substantial 0.6 acre plot
- Stunning gardens with stables
- Peaceful semi-rural setting
- 3 bedrooms / 3 reception rooms
- Outline planning for 2x dwellings
- Large double garage
- 3631 SQFT

Resting on an extensive & mature plot that extends to approx 0.6 acre - this wonderful stone semi-detached family home is unlike anything else on the market right now. The property itself provides a substantial 3661 square feet (which include additional stables / double garage) plus the extensive land to the side has outline planning permission to build two dwellings in the place of the stables themselves. Ideal for a range of buyers then, from growing families needing both indoor & outdoor space, to anyone with an interest in equestrian use, to any developers looking for a family home where they could potentially develop the land to the side too. The property itself is a beautiful example of a stone home, offering immaculate internal presentation that in brief comprises; a front porch, large welcoming main lounge, a lovely seating area & sleek, high spec fitted kitchen diner. Beyond the kitchen is a bright sun room which overlooks the garden plus has its own wc / cloaks. Upstairs the property provides 3 superb double bedrooms, plus a principal bathroom suite. Externally the gardens extend to 0.6 acre & are located to the front, side and rear. The gardens here are beautifully maintained, with a large driveway to the front & double garage. To the rear is a spacious pond, various stables and tack room (which have outline planning for 2x dwellings (planning app P/2025/0686/PIP) plus lovely lawn & patio areas for sitting out. The location too is ideally positioned for the area's various walks, pretty countryside, acclaimed schools & transport links. Book now to avoid disappointment.

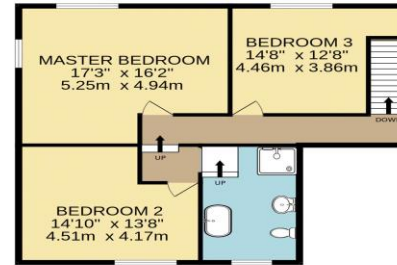




GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



1ST FLOOR
829 sq.ft. (77.0 sq.m.) approx.



OUTBUILDINGS
1751 sq.ft. (162.7 sq.m.) approx.



TOTAL FLOOR AREA : 3631 sq.ft. (337.4 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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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.

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