



Hill Top Farm North

Hill Top Lane, Whittle le Woods, Preston PR6 7QS



P Wilson & Company
Chartered Surveyors

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For Sale by Private Treaty
Offer In The Region of £625,000

- A property full of character and potential.
- One large dwelling, with separate living/entertaining space attached.
- Requiring modernisation internally, however, could make the perfect family home.
- Detached barn, which previously had planning permission for conversion to residential dwelling.

Located in a semi-rural location at Whittle le Woods. The property is well located in respect of access to the motorway and to major road networks.

Directions

From the centre of Whittle-le-Woods, head towards Preston Road (A6), turn onto Chorley Old Road, then take Hill Top Lane and continue along it for about half a mile until you reach Hill Top Farm North on the left-hand side.



Particulars of sale

This unusual property offers prospective buyers several opportunities for development and/or renovation. Sitting in a semi-rural location, yet close to local amenities, the property could be a beautiful family home, with potential annex accommodation for relatives or even a holiday let subject to the relevant consents.

The main dwelling currently comprises two separate properties, additional barn which previously benefitted from planning permission to convert to a residential dwelling, detached single garage, yard area and paddock.

Main house Ground Floor

Rear porch

Door to kitchen, used as utility area with plumbing for washing machine and space for dryer.

Kitchen

4.64m x 4.59m max

Range of base units with inset sink and drainer, electric oven and hob, Corian worktops and window to the rear. Doors to inner hallway and dining room.

Hallway

Inner hallway with stairs off and doors to storage area and WC.

WC & Storage

3.31m x 2.45m

Range of cupboards providing ideal storage, door through to WC, comprising corner shower

cubicle, wash hand basin and WC, fully tiled with window to the rear.

Dining Room

4.44m x 3.23m

Door to front porch and window to front, fireplace and door to living room.

Living Room

4.25m x 4.15m

Good size living area with original features, window and open fire.

First Floor Landing

Split level with window to the rear.

Master Bedroom

3.94m x 3.83m

With built in storage, window to the rear and door to bedroom 2. Loft access.

Bedroom 2

4.10m x 3.61m

The second bedroom has window to the front and door to second dwelling.

Bedroom 3

4.04m x 3.32m

The third bedroom is another good size room and has one window to the front.

Bathroom

2.52m x 1.96m

Three-piece suite comprising WC, wash hand basin and corner bath. Fully tiled walls and window to the rear.

Outhouse

Housing wood burning stove.

Outside

Vehicular access is provided via a driveway leading to a courtyard to the rear of the property, which provides ample parking for several cars.

Stone built barn, previously benefiting from planning permission for single dwelling (14/01180/FUL) now lapsed. Single garage and grass paddock which is suitable for small scale grazing or additional garden area.

Front garden wrapping around the property laid to lawn with mature flower beds and trees.

Services

The property benefits from mains water and air source heat pump, with additional multifuel stove. Foul drainage is to a septic tank; due to be replaced by current owner before completion.

Attached dwelling

Living Space 1

7.43m x 3.67m

This room could have a number of different uses, currently used as storage, with stairs off, and door to additional accommodation.

Living Space 2

3.77m x 3.52m

Storage room to front of the property.

Living Space 3

3.16m x 3.79m

Storage room with window to rear of property and door to WC.

WC

1.98m x 1.02m

Two-piece suites comprising WC and wash hand basin.

Tenure

The property is freehold and is offered with vacant possession upon completion.

Method of Sale

Hill Top Farm North is offered for sale by private treaty.

Guide Price

Offers in the region of £625,000.

Enquiries/Viewings

Viewings are strictly by appointment.

Enquiries should be addressed to

leah.halik@pwcsurveyors.co.uk

Tel: 01772 882277

Health and Safety

Prospective purchasers should take all reasonable precautions when viewing the property. P Wilson & Company as agents, accept no liability for any health and safety issues arising out of the viewing of the property.

Please Note:

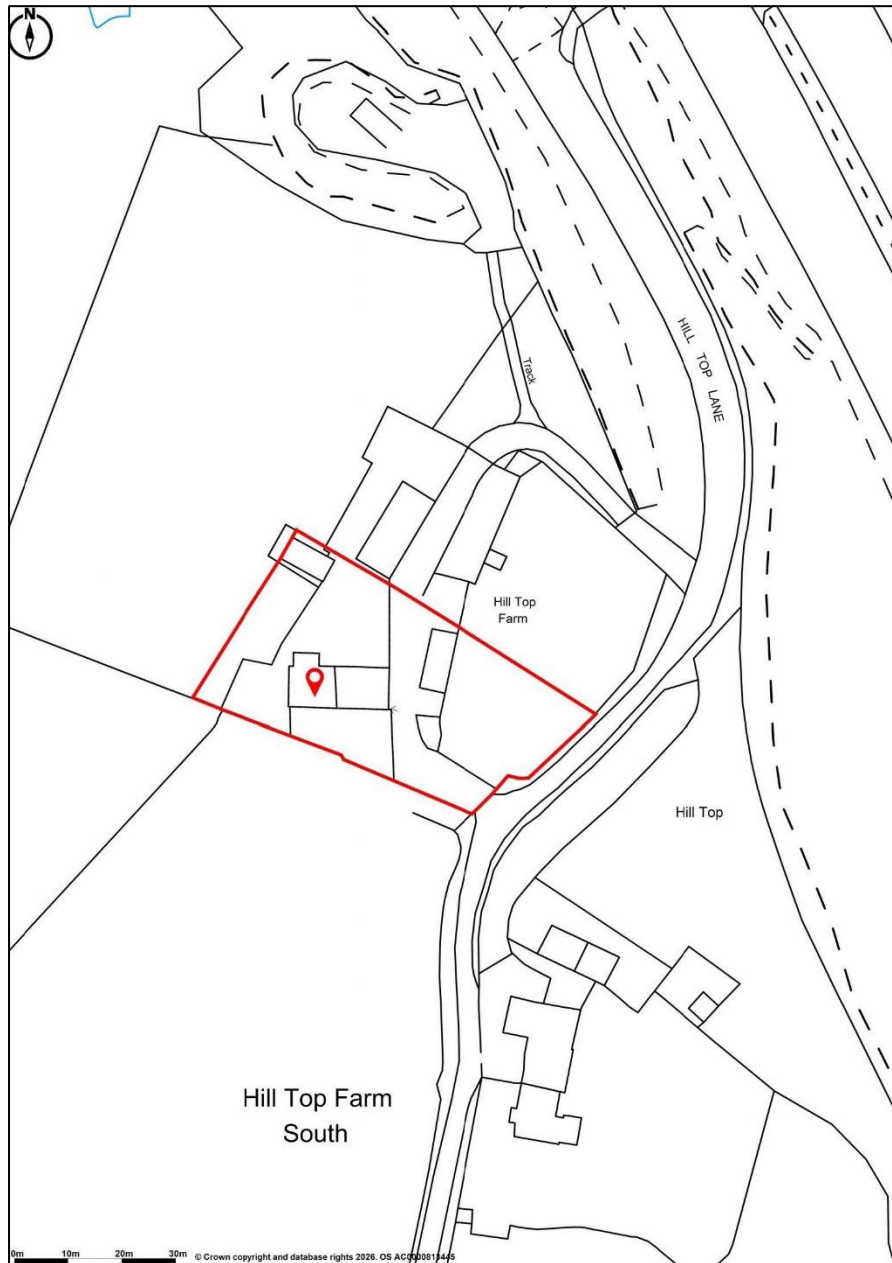
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.



