



HIGH PEAK FARM
MAIN LANE, CULCHETH, CHESHIRE, WA3 4AZ



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An Increasingly Rare Opportunity To Acquire A Farmstead, Comprising A Three Bed Farmhouse (Built In 1968), Numerous Outbuildings Including Several Barns, And A Courtyard Of Brick Buildings, All Set In Just Under 6 Acres.

The farmhouse is set back from Main Lane and has a private aspect with a tree lined gated driveway leading to a parking area.

The farmhouse which requires updating has scope to expand further and was built around 1968. Comprising: - hallway, lounge, kitchen/dining area, utility room, WC, hallway all to the ground floor with 3 bedrooms and family bathroom to the first floor. Desirable distant rural views to most aspects.

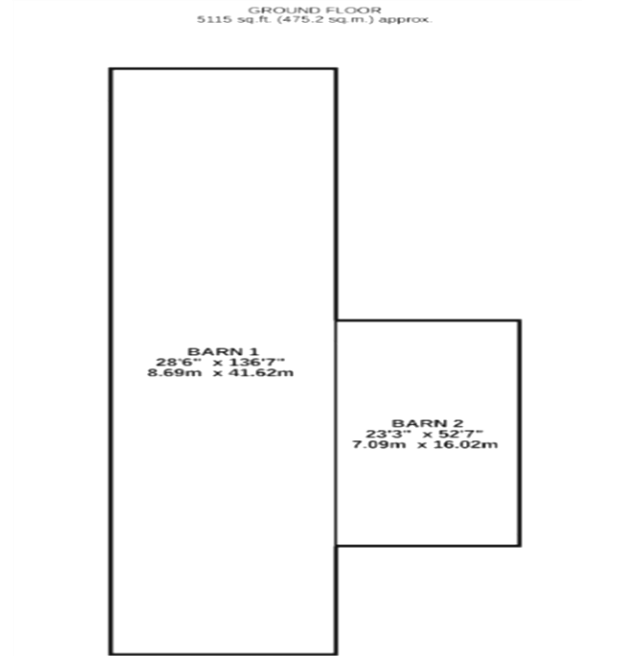
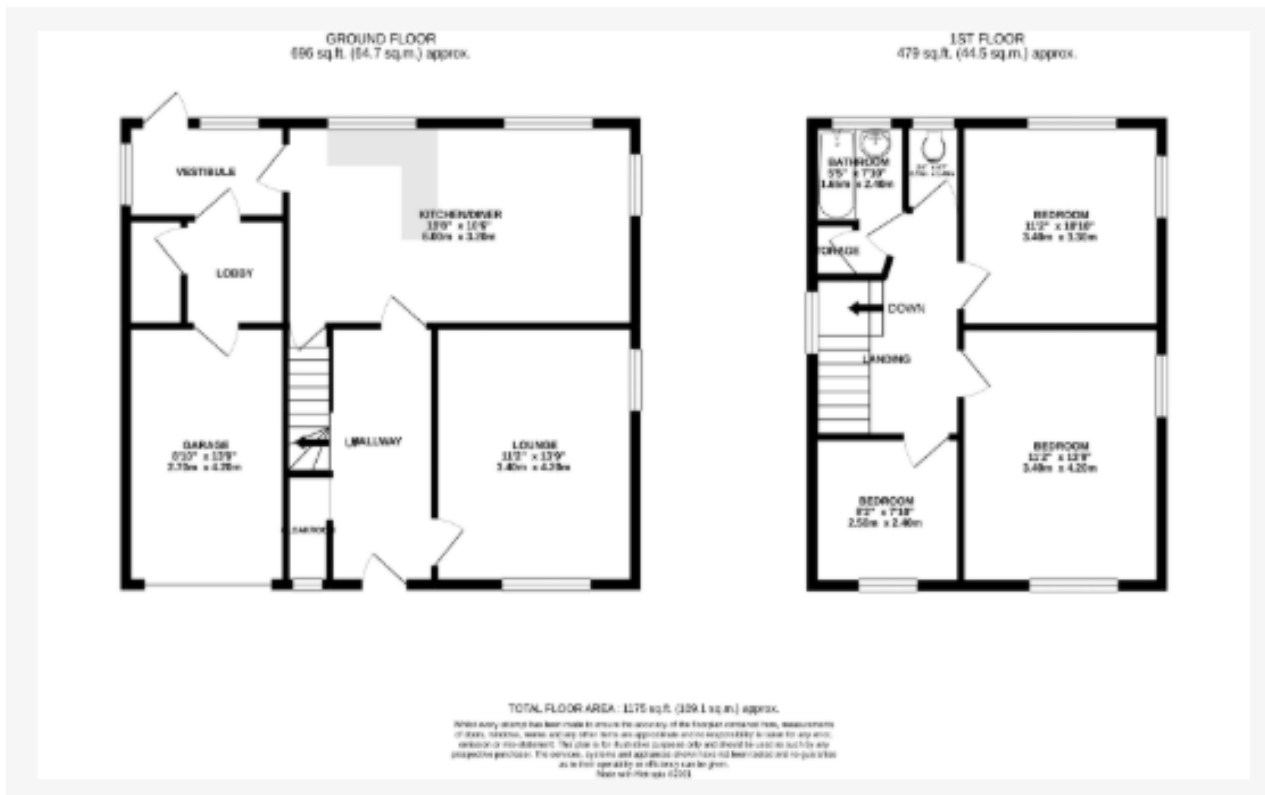
There is a large lawned area to the front of the property and a lawned rear garden with a useful porta cabin style office.



- A farmhouse
- A courtyard of brick & block buildings
- A large barn with adjoining barn/workshop
- Various other outbuildings of various condition



**FRASER
REEVES**



General Services: Mains, electricity and water, septic tank drainage.

Construction Type: Brick

Heating type: Oil Fired Heating

Broadband: Standard 3mbps download, 0.5 mbps upload, Superfast 63 mbps download, 14 mbps upload, Ultrafast 1800 mbps download, 220 mbps upload.

Mobile Signal/Coverage: Vodafone 83%, Three 80%, O2 79%, EE 74%

Rights/Restrictions: None known

Flood Risk: None

Local Authority:
Warrington Borough Council

Council Tax:
Tax Band F

Tenure:
Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 d
55-68	D		
39-54	E		
21-38	F		
1-20	G	20 G	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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