



Bradley Lane
Standish, Wigan



Miller Metcalfe
PRESTIGE

SINCE 1891

A truly exceptional and characterful period farmhouse, believed to date back to the 1600s, occupying approximately 2.3 acres and enjoying far reaching views across the surrounding countryside towards Rivington and Hic Bibi. Set discreetly on the edge of Standish and approached via a private driveway, Dam House Farm is a remarkable and highly individual country property, retaining a wealth of original character and charm whilst having been thoughtfully extended by the current owners to create a substantial and versatile family home extending to approximately 3,260 sq ft.

From the moment of arrival, the property exudes the character and charm associated with a quintessential English farmhouse, with its attractive exterior, mature gardens and beautiful wisteria clad entrance providing an impressive introduction to the home.

Internally, the accommodation is both generous and versatile, with a number of beautifully proportioned reception and living spaces that lend themselves equally well to family life and entertaining.

At the heart of the property is an impressive open-plan farmhouse kitchen, dining and family living space, providing a wonderful hub for the home. The traditional fitted kitchen sits alongside generous areas for both dining and relaxation, creating an ideal setting for family gatherings and entertaining. The room enjoys triple aspects, drawing in an abundance of natural light whilst taking full advantage of the beautiful surrounding gardens and countryside.

The ground floor further provides a substantial formal lounge, separate dining room, an impressive galleried reception hallway, games room, study, laundry room and a convenient ground floor WC.

To the first floor are four excellent double bedrooms, three of which benefit from stylish modern en-suite facilities, together with a well-appointed family bathroom.

A particularly exciting feature of Dam House Farm is a detached dutch barn, which offers significant potential, being over 1,800 sq feet.

Subject to the relevant permissions and requirements, the barn provides the potential to create a substantial and entirely separate dwelling comprising five bedrooms, two with en-suite facilities, a family bathroom, two reception rooms and a large open-plan kitchen and family living area, together with an attached garage.

The barn enjoys its own substantial plot and would benefit from some truly impressive far reaching views across the surrounding countryside, including towards Rivington and Hic Bibi, whilst remaining alongside the original farmhouse.

This creates a particularly attractive proposition for those seeking a property with multi generational living, guest accommodation, an additional family dwelling or potential future development, subject of course to the planning consent and any necessary approvals.

The property also includes a detached brick built barn, approximately 600 sq ft, which can be utilised for a garage or workshop.

This versatile space could therefore prove particularly appealing to those seeking the ability to work from home, operate a business or create a substantial home office, studio or leisure facility, subject to any necessary consents.

The entire property occupies a magnificent plot of approximately 2.3 acres, combining established gardens, trees and open areas, with the surrounding landscaping providing an exceptional degree of privacy and seclusion.

The elevated position allows the property to take full advantage of stunning panoramic views across the rolling Lancashire countryside, creating a rare sense of rural tranquillity whilst remaining remarkably accessible to everyday amenities.

Despite its private and semi rural setting, Dam House Farm is situated on the edge of the highly regarded village of Standish, with the village centre within easy reach and offering an excellent range of independent shops, restaurants, everyday amenities and highly regarded schools. The area also benefits from excellent transport links, providing convenient access to the surrounding towns and major regional centres.

Properties of this nature and with such a combination of character, land, accommodation and potential rarely become available.



Entrances & W/C

Approached via a private driveway and introduced by an attractive wisteria clad entrance, Dam House Farm immediately showcases the character and charm associated with a quintessential English farmhouse. The impressive galleried reception hallway provides a particularly striking entrance to the property, creating a wonderful sense of arrival and offering access to the principal ground floor accommodation. The ground floor also benefits from a convenient WC, providing practical facilities for family living and entertaining.



Kitchen & Utility

At the heart of Dam House Farm is an exceptional open plan farmhouse kitchen, dining and family living space, creating a wonderful hub for the home. The traditional fitted kitchen sits alongside generous areas for both dining and relaxation, providing an ideal environment for family gatherings and entertaining. The room enjoys triple aspects, allowing an abundance of natural light while making the most of the beautiful surrounding gardens and countryside views. The ground floor also benefits from a separate laundry room, providing useful additional utility space.





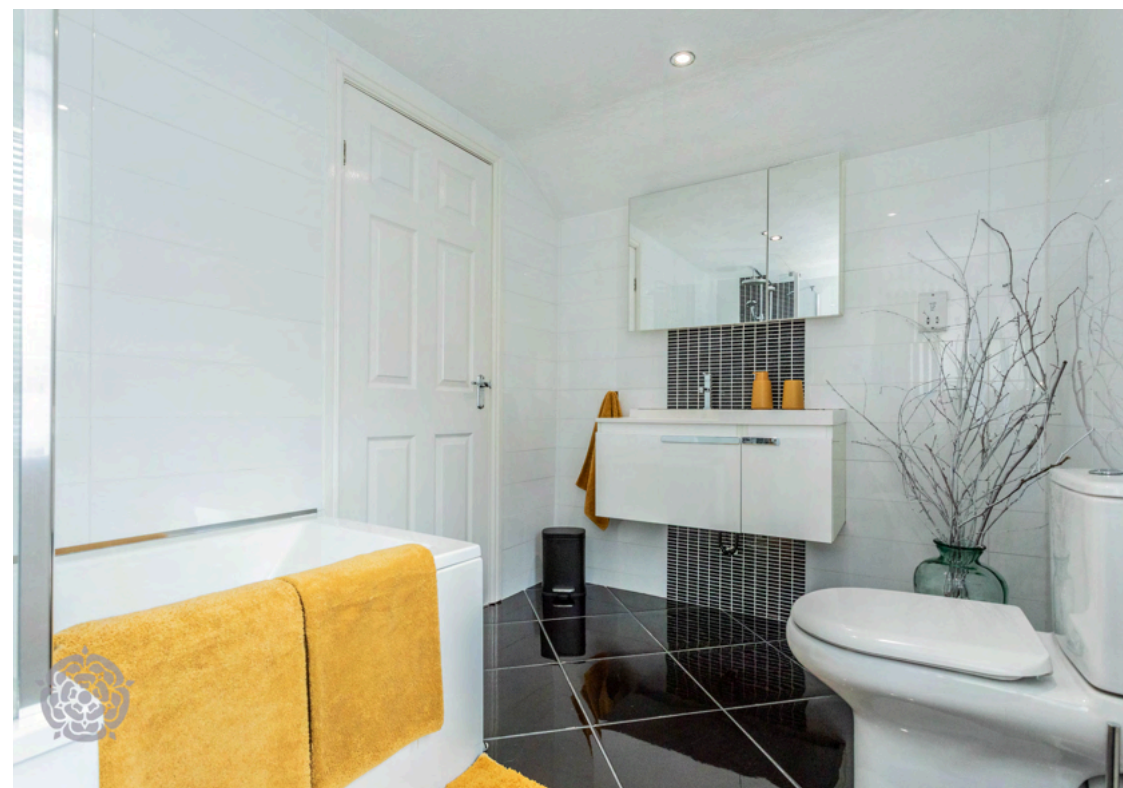




Bedrooms & Bathrooms

To the first floor are four excellent double bedrooms, providing generous and versatile accommodation for family and guests. Three of the bedrooms benefit from stylish modern en-suite facilities, while the property is further complemented by a well-appointed family bathroom. The bedroom accommodation enjoys the peaceful setting of the property, with the elevated position allowing impressive views across the surrounding Lancashire countryside.









Detached Barn

A particularly exciting feature of Dam House Farm is the detached barn. Subject to planning consent and all necessary requirements, the barn provides the potential to create a substantial and entirely separate dwelling comprising five bedrooms, two with en-suite facilities, a family bathroom, two reception rooms and a large open-plan kitchen and family living area, together with an attached garage. The barn would enjoy its own substantial plot and benefit from impressive far-reaching countryside views towards Rivington and Hic Bibi. This creates an attractive proposition for those seeking multi generational accommodation, guest accommodation, an additional family dwelling or potential future development, subject to the relevant planning requirements and approvals.



External Areas & Grounds

Dam House Farm occupies a magnificent plot extending to approximately 2.3 acres, combining established gardens and open areas. The mature landscaping provides an exceptional degree of privacy and seclusion, while the elevated position allows the property to take full advantage of stunning panoramic views across the rolling Lancashire countryside, including far-reaching views towards Rivington and Hic Bibi. The attractive exterior, mature gardens and private approach create an impressive setting for this exceptional period farmhouse, while the surrounding grounds provide considerable scope for outdoor entertaining, recreation and family enjoyment. Despite the private and semi-rural setting, the property remains conveniently positioned on the edge of the highly regarded village of Standish, providing access to local amenities, schools, shops and restaurants, together with excellent transport links.

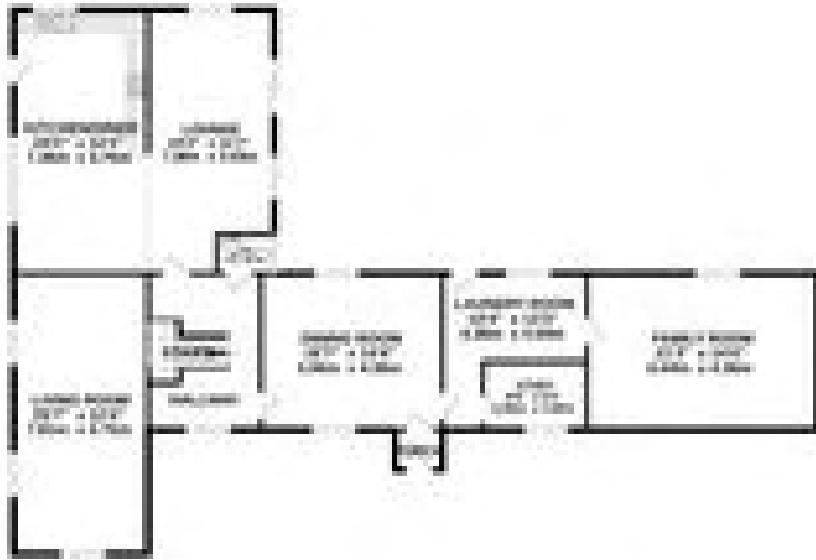
Tenure

Freehold

Council Tax

Local Authority - Wigan Council
Council Tax Band - D





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