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# HILLTOP FARM, WITHNELL



**Guide Price £680,000**

Hilltop Farm is located in the green village of Withnell & provides an exciting opportunity for a range of buyers. Sat on a plot of around 9 acres, with outstanding potential to develop into something quite special.

The main house on site comprises; entrance vestibule, kitchen, utility room, ground floor shower room and three reception rooms. To the first floor there are three separate rooms. Although dated the property is liveable but appeals to buyers wanting a renovate. The property is accessed from a private track off Bury Lane splitting the land into two sections. Externally the site comes with a range of outbuildings including a fabricated sheet barn measuring approximately 2400 sq ft. This offers an intriguing possibility to develop into a range of purposes subject to relevant planning permission.

Set within the rolling Lancashire countryside, Withnell is a sought-after semi-rural village on the outskirts of Chorley, offering a blend of countryside living with excellent accessibility. Positioned just minutes from the M65 motorway, the area provides convenient links towards Preston, Blackburn and Manchester, making it an ideal choice for commuters seeking a quieter lifestyle without compromising on connectivity. Withnell is characterised by its scenic surroundings, with open fields, woodland walks and nearby beauty spots creating a strong appeal for those looking to enjoy outdoor living. Nearby attractions such as Oak Royal Golf Club further enhance the lifestyle offering, providing leisure facilities right on the doorstep.

**OUR THOUGHTS** - *'The property offers scope for residential development (subject to planning permission) or indeed one bespoke family dwelling with substantial land. A very rare opportunity and early viewing is advised'*

## KEY FEATURES

- Farm House With 9 Acres
- Located In The Rural Village Of Withnell
- Fabricated Barn & Several Outbuildings
  - Very Rare Opportunity
- For Sale Via Modern Method Of Auction
  - Subject To Reserve
  - No Onward Chain
  - Buyers Fees Apply







