



*Manor House, Twiss Green Lane*

Culcheth



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

\*\*\*A STRIKING AND RECENTLY RENOVATED 19TH CENTURY FARMHOUSE, WITH A CONNECTED CONVERTED BARN AND EXCEPTIONAL GARDENS\*\*\*

Nestled on a generous 3/4 acre plot, this beautifully renovated farmhouse seamlessly blends traditional charm with tasteful styling. Thoughtfully modernised and reconfigured in recent years, the property offers a unique layout that includes a stunning interconnecting converted barn and contemporary cedar wood-clad studio, all set within a generous plot that truly sets this home apart.

The main farmhouse offers four spacious double bedrooms, with a stylish en-suite to the principal bedroom and a well-appointed family bathroom serving the remaining bedrooms. Downstairs, the heart of the home is a bright and spacious open-plan kitchen, with sitting area, complete with bi-fold doors which open out to the breathtaking rear garden, offering beautiful views and natural light. The kitchen flows into the formal dining area, which provides the perfect space for entertaining. Three additional reception rooms offer versatile living arrangements for family life, alongside a generous utility room featuring elegant sandstone paved flooring and a guest WC.



From the rear of the farmhouse, a staircase leads up into the charming converted barn—ideal for guest accommodation or multi-generational living. With a boutique hotel-style feel to the interior, the barn features a generous lounge/living area, a luxurious bedroom with exposed beams to the ceiling and an opening into an opulent bathroom, complete with a freestanding bath, with a separate adjacent shower/WC area. The barn offers privacy and comfort, while remaining cleverly connected to the main house.

The ground floor area of the converted barn provides a substantial double garage and storage.

Externally, the property is fronted by a lawned garden with mature shrub planted borders and a smart resin driveway. A standout feature is the cedar wood-clad building—currently used as storage, but equally suited to be used as a gym, or workshop.

The rear garden is truly exceptional. Designed for both relaxation and play, it evokes a country park feel with an expansive lawn, lush planting, and a patio area, making it an ideal garden for outdoor entertaining. Whether hosting summer gatherings or watching children explore and play, this outdoor space is as practical as it is picturesque.

Located within easy reach of Culcheth village, good local schools, and everyday amenities, this striking residence combines rural peace with convenience. Its eye-catching exterior and standout design will have undoubtedly turned heads of passers-by and now this admired home is ready for its next chapter.

### *Entrance Vestibule*

The front entrance hallway features Ted Todd wooden flooring and provides access into the downstairs rooms and offers access into the cellar space.

### *Open-Plan Kitchen/Sitting/Dining Room, Utility Room & WC*

The real heart of this beautiful home is in the open-plan kitchen and sitting area. The kitchen has been fitted with a range of tasteful, neutral-coloured wall and base units, with complementary work surfaces and a central dining island which houses the dishwasher.





Additional integrated appliances include an electric oven, combination microwave oven, induction hob, full height fridge and full height freezer. The wooden Ted Todd flooring continues from the hallway into the open-plan kitchen, with bi-fold doors providing views and access into the rear garden.

The kitchen steps down and flows the dining area, with a continuation of the wooden flooring. This room also overlooks the rear garden and leads through into the side entrance area property, which connects the farmhouse and converted barn.

This side entrance area features partial wooden panelling to the elevations and leads through to the spacious utility room, which is fitted with a beautiful sandstone paved flooring, with base units providing additional storage and a Belfast style sink for practicality. The guest WC is accessed from this area. An additional access point into the rear garden and staircase up to the converted barn's accommodation complete this space.





## Reception Rooms

In addition to the dining room there are three further reception rooms; a cosy sitting room, featuring a log-burning fire and a bay window overlooking the front garden; perfect for colder months.

A second reception room is also situated at the front of the property, which has a decorative open fire, with wooden surround.

The third of the reception rooms is the 'snug', which is situated at the side of the property and accessed from the dining room.





## *Bedrooms & Bathrooms*

The main farmhouse offers four double bedrooms, with three of the bedrooms having the benefit of fitted wardrobes and an en suite shower room serving one of the bedrooms. A family bathroom serves the remaining three bedrooms.







## *Converted Barn*

The lower level of the barn is a double garage and storage, with internal stairs leading from the utility area up to the accommodation.

The upper level of the barn offers versatile accommodation, ideal for multi-generational living, with high-specification fittings and tasteful decor giving the feel of a boutique hotel.

The living area is a bright and welcoming space with a vaulted ceiling and dual-aspect, featuring a porthole window to the front and a further window to the side. A bedroom leads off this room and showcases exposed ceiling beams, with partial wooden panelling to the walls. A walk-in bathroom provides a touch of luxury with a freestanding bath and vanity hand basin, with a door into a shower room with a further hand basin, WC and Karndean flooring.





## *External Areas*

The property is fronted by a lawned garden with mature shrub borders and a resin driveway with a partially covered courtyard area, along with access into a double garage, offering secure parking for several vehicles. A cedar clad outbuilding to the side offers a versatile space which can be used for storage, a gym or workshop.

The real 'wow' factor of this beautiful home is the rear garden. The property is set on a 3/4 acre plot, with a large lawned rear garden, established planted borders adding splashes of colour and privacy and a paved patio area, offering an idyllic space for children to play in, or for entertaining friends and family in summer months.



## Additional Information

Tenure:-Freehold

Council Tax Band:-G

Annual Price:-£3,802

Mobile coverage:-

EE (outside only)

Vodafone

Three

02

Broadband:-

Basic: 17 Mbps

Superfast: 80 Mbps

Ultrafast: 1800 Mbps

Satellite / Fibre TV Availability:-

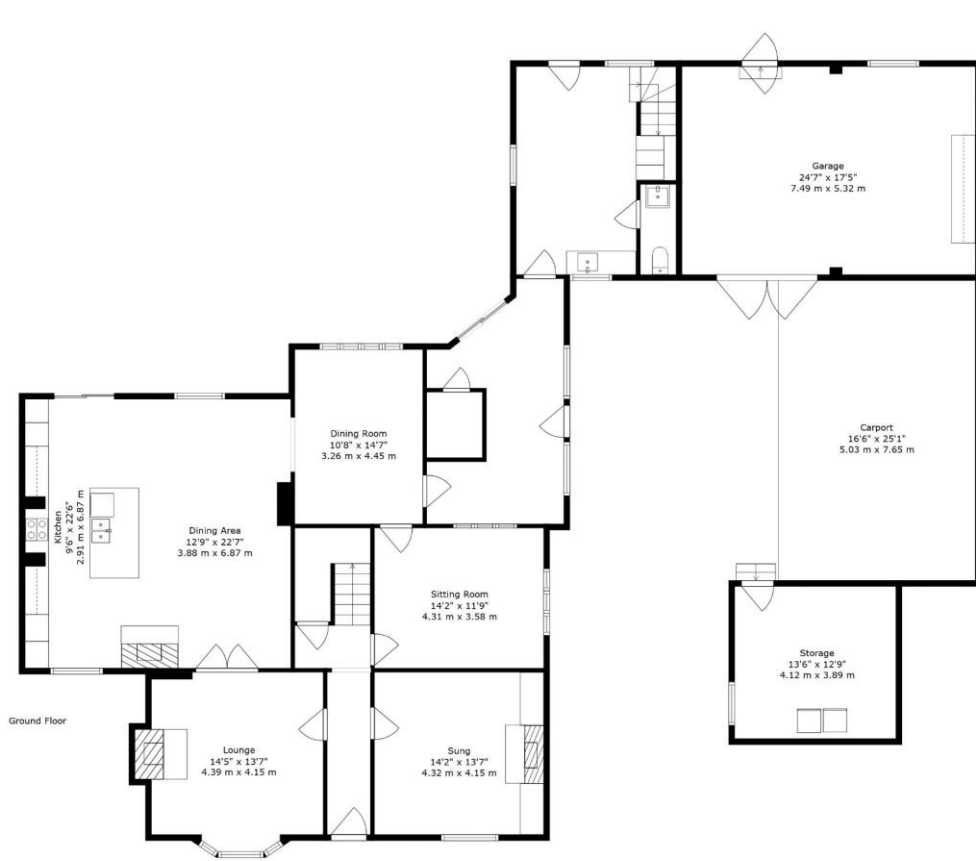
BT

Sky

Oil-fuelled heating to main farmhouse (boiler fitted in last five years).

Heat Pump has just been installed in the attached converted barn/  
annex (2026)

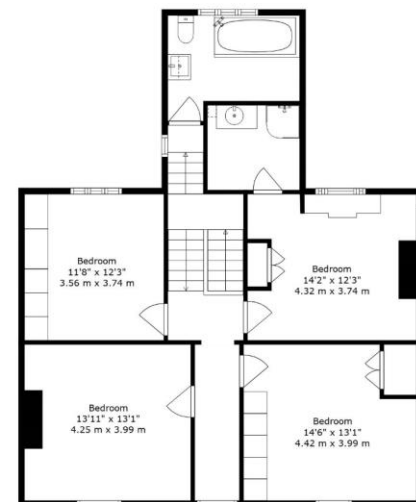




Ground Floor



Annex First Floor



First Floor



**TOTAL: 4519 sq. ft, 420 m2**  
 GROUND FLOOR: 2839 sq. ft, 264 m2, FIRST FLOOR: 1009 sq. ft, 94 m2, ANNEX FIRST FLOOR: 671 sq. ft, 62 m2  
 EXCLUDED AREAS: BAY WINDOW: 9 sq. ft, 1 m2, FIREPLACE: 7 sq. ft, 1 m2

For Illustrative Purposes Only - Not To Scale. The Position And Size Of Doors, Windows, Appliances And Other Features Are Appropriate Only. Created On Behalf Of Miller Metcalfe By Northern Property Media. Accurate To 97%.



Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.