



**BARNSIDE, KENYON LANE, LOWTON, CHESHIRE, WA3 1LG**



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A Superbly Appointed Executive Detached Residence Occupying A Delightful Semi-Rural Position In Lowton, Enjoying Open Farmland Views To Both The Front And Rear. A Rare Combination Of Privacy, Outlook And Space, Yet Within Easy Reach Of Culcheth Village, Manchester And Liverpool, The East Lancashire Road And Newton-le-Willows Train Station. Extending To Approximately 3,000 Sq Ft In Total And Set Within Generous Grounds With Large Rear Gardens, An Oversized Garage And A Substantial Attached Summerhouse / Outbuilding, This Is A Home Perfectly Suited To Modern Family Living.

Approached via a gravel driveway providing ample off road parking for several vehicles, with double gates to the side leading through to the detached garage.

The bright and beautifully presented interior has been thoughtfully arranged to suit modern family living and entertaining. At the heart of the home is a superb open plan kitchen/dining/sitting room, featuring bi-folding doors opening onto the rear garden and a striking inglenook fireplace with log-burner creating a natural focal point. In addition, the ground floor offers a separate lounge, welcoming entrance hall, useful utility room and a versatile fifth bedroom or study.

To the first floor the property boasts four generous bedrooms, including an exceptionally spacious principal bedroom of impressive proportions, together with en-suite facilities/walk in wardrobe and a luxury family bathroom finished to a high standard. The attached summerhouse /outbuilding is currently arranged to provide multiple rooms including kitchen and shower facilities, offering extremely flexible additional space. The internal layout is of stud construction and could be reconfigured to suit a purchaser's requirements, making it ideal for home working, gym, studio or multi generational use subject to any necessary consents and approvals. Offered with no chain involved, this is a rare opportunity to secure a substantial family home in an enviable semi-rural setting.





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**Approx. Gross Internal Floor Area 2999 sq. ft / 278.84 sq. m (Including Summer House & Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**General Services:** All mains' services are believed to be connected to the property.  
**Construction Type:** Brick and Tile  
**Heating type:** Gas Central Heating  
**Flood Risk:** None  
**Conservation Area:** None  
**Local Authority:** Wigan Borough Council  
**Council Tax:** Tax Band F  
**Tenure:** Freehold

Network					
Average Broadband Speed			Mobile Coverage		
Package	Download Speed	Upload Speed	Provider	Voice	Data
Maximum	1000 Mbps	100 Mbps			
Basic	2 Mbps	0.3 Mbps			
Superfast	58 Mbps	15 Mbps			
Ultrafast	1000 Mbps	100 Mbps			

Data provided by Ofcom

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	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 firms employment has the authority to make or give any representation or warranty in respect of the property.