

FOR SALE

Halliwells Farm, Yarrow Gate, Chorley, PR7 3AZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
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Halliwells Farm, Yarrow Gate, Chorley, PR7 3AZ

Grade II listed residence is believed to be amongst the oldest surviving homes in Chorley



- One of Chorley's oldest surviving homes
- Blend of period charm & modern luxury
- Elevated private plot with garden gym
- ½ acre landscaped gardens
- Bespoke oak-framed extension
- Tom Howley designer kitchen
- Cinematic tour available to view
- 2664 SQ.FT.

Originally dating back to 1677, this remarkable Grade II listed residence is believed to be amongst the oldest surviving homes in Chorley – a truly special property steeped in history, character and timeless elegance. Occupying a commanding elevated position at the end of the picturesque Yarrow Gate, the home sits within approximately half an acre of beautifully mature gardens, complete with sweeping lawns, a detached double garage, double driveway and a private garden gym.

Behind the striking façade lies an exceptional blend of heritage charm and contemporary luxury, where centuries-old character features seamlessly combine with a stunning oak-framed extension added in 2012, flooding the home with natural light and incorporating a bespoke designer kitchen by Tom Howley featuring hand-crafted cabinetry, central island, high-end appliances, luxury worktops, ample dining space and French doors opening onto the garden, creating the perfect environment for entertaining and everyday life. Complementing this superb space are three further reception rooms, including a substantial lounge, formal dining room and separate sitting room, providing flexibility for growing families and those who enjoy hosting guests. A dedicated home office/study offers an ideal work-from-home solution, whilst a utility room and ground floor WC add further practicality.

To the first floor, the spacious landing leads to four well-proportioned bedrooms, including a superb principal bedroom extending to over 17ft and boasting a full sized ensuite bathroom. The remaining bedrooms are all generous doubles and are served by two bathroom suites including a luxury family bathroom with feature window, roll top bath and separate shower room.

Externally, the accommodation continues to impress with a detached double garage and a separate garden room currently utilised as a gym. The combination of extensive living accommodation, versatile outbuildings and family-focused design creates a home perfectly suited to modern lifestyles whilst retaining an incredible amount of character and charm. A rare opportunity to acquire a landmark home offering both prestige and lifestyle in equal measure - early viewings are highly recommended and available by appointment now.



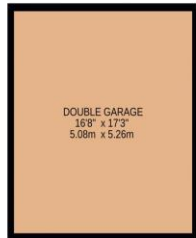


GROUND FLOOR
1265 sq.ft. (117.5 sq.m.) approx.

1ST FLOOR
927 sq.ft. (86.2 sq.m.) approx.



OUTBUILDINGS
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 2664 sq.ft. (247.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.

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