



Maria B Evans Estate Agents Limited

Mountains Farm, Smethurst Lane, Billinge, WN5 7DW

Offers in the region of £799,950.



- Detached house plus detached barn with planning consent
- Set in approximately two acres of gardens and paddock
- House has three bedrooms and three reception rooms
- Barn has consent for conversion to a single dwelling
- Stunning rural aspects over farmland towards the coast
- Double glazing and oil-fired central heating
- Solar panels fitted to the roof of the barn
- Private driveway parking and garaging for the properties
- Secluded, rural location yet close to commuter routes

Offering magnificent views towards the coast, Mountains Farm combines a detached house with three-bedrooms – one with en suite - three reception rooms and dining kitchen, utility room, family bathroom and attached double garage. To the rear is a detached three/four-bedroom barn with planning consent for one single dwelling offering accommodation to include three bedrooms, two bathrooms, three reception rooms, cloakroom and with integral garage. The properties are set in approximately one and a half acres of gardens and paddock land, in a secluded location and within easy reach of local amenities as well as commuter transport links to Liverpool and Manchester.

THE HOUSE:

A timber door with stained and leaded circular window opens to the hall with pendant light, tiled floor, radiator and a spindle staircase rising to the first floor.

The dining room has a picture window to the front, two ceiling lights and a radiator. A carved mahogany open fire surround with cast iron and tiled inset creates a centrepiece and there is an eye-level hatch opening to the kitchen.



The dual aspect snug has a picture window to the front and an arched window to the rear plus two pendant lights and a radiator. The ingle fire place has an oak beam over, a marble hearth and houses a log burning stove. A door opens to the triple aspect principal lounge with bay window to the front, three arched windows to the side and French windows to the rear. For evening time there are three wall lights and a central pendant light and the carved timber open fireplace with cast iron inset and marble hearth add to the ambience.



The dual aspect breakfast kitchen has windows to the side and rear plus a part-glazed uPVC door to the rear and four pendant lights. The fitted oak wall and base cabinets have splash tiling between levels and incorporate glazed display units. The granite effect worktops have an inset double drainer stainless steel sink unit and an inset four-ring gas hob with oven below. There is space for an automatic dishwasher and a fridge freezer and the under-stairs cupboard offers further larder space. The quarry tiled flooring continues into the adjacent utility room/washroom where there is under-counter plumbing for a washing machine and space for the tumble dryer. There is also a three-piece white suite comprising wall mounted wash basin, w.c. and a fully tiled shower cubicle with a Triton power unit.

The landing has a rear window, two pendant lights and two radiators. There is a built-in linen cupboard and an access point to the insulated loft.

The dual aspect master bedroom has windows to the front and side, two pendant lights and a radiator. This spacious room can amply accommodate an array of clothes storage furniture. The part-tiled en suite is fitted with a white three-piece suite to include a shower cubicle with Triton Enrich unit, a low flush w.c. and a pedestal wash hand basin. There is an opaque rear window, two wall lights and vinyl flooring.



Bedroom two overlooks the front, has a pendant light and radiator plus fitted wardrobes to one wall. Bedroom three has two windows to the front, a pendant light, a ceiling light and a radiator.

The fully tiled bathroom has three opaque rear windows, a ceiling light and a radiator to warm the towels. The four-piece white suite comprises a large tile-panelled bath, pedestal wash hand basin, close coupled w.c. and a bidet.

The property is approached via electronically controlled wrought iron double gates to a block paved driveway leading to a central roundabout with water feature and providing parking for several cars. Lawns are laid to either side and have tree-lined borders. Steps rise from the driveway lead to an Indian stone sun terrace which wraps around to the side and leads to a lawn, orchard, ornamental pond and a well, all surrounded by mature shrubs and trees, and the lawn sweeps away to the paddock land beyond. Between the house and the barn is a stretch of lawn which leads on into a wall-enclosed, stone flagged terrace garden with raised rose beds and flower borders.

THE BARN:

Mountains Farm Barn has been granted planning consent for a single two-storey detached dwelling with planned accommodation to include three bedrooms, two bathrooms, three reception rooms, cloakroom and integral garage. Power and light are provided to the barn.

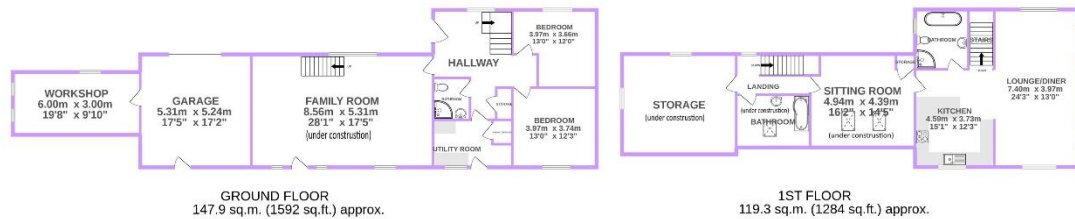
Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold.

The Local Authority for the property is Wigan Borough Council

The Council Tax Band is E

The EPC for the property is E

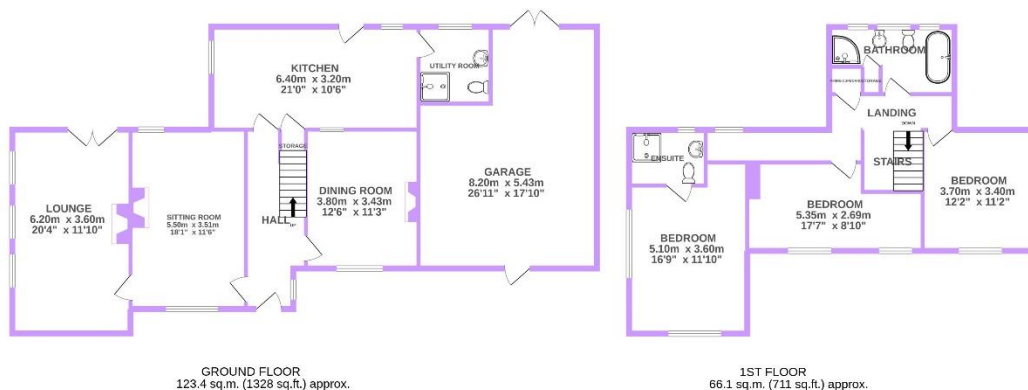


Maria B Evans
Estate Agents Ltd.

TOTAL FLOOR AREA : 267.2 sq.m. (2876 sq.ft.) 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.
Made with Metropix ©2022



Maria B Evans
Estate Agents Ltd.



Maria B Evans
Estate Agents Ltd.

TOTAL FLOOR AREA : 189.5 sq.m. (2040 sq.ft.) 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.
Made with Metropix ©2022

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA