



Smiths Farm, Sheep Hill Brow

Clayton-le-Woods



Miller Metcalfe
PRESTIGE

SINCE 1891

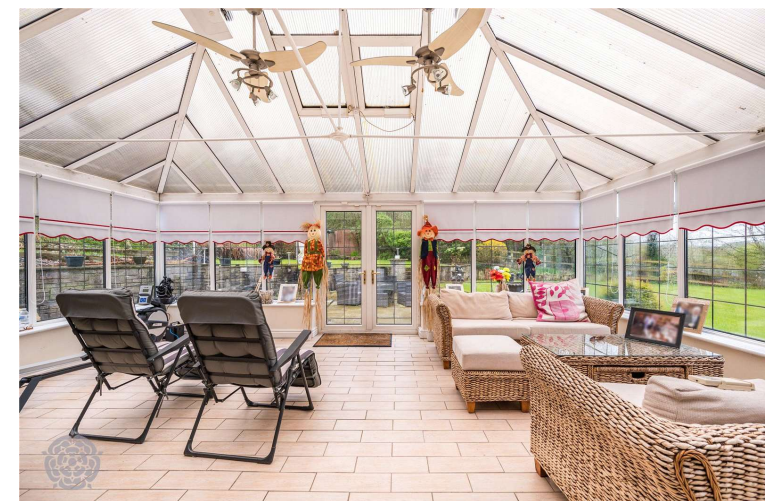
We are delighted to introduce to the market an extremely rare opportunity to purchase this unique, charming, thatched roof beautiful property in the sought after area of Chorley. With its origins dating back as far as the 16th Century this beautiful property was rebuilt in 1986.

Smiths Farm is a particularly fine example of this stunning style of property and is widely regarded as one of Chorley's finest properties.

Situated within its own private gated grounds, this home has been tastefully decorated throughout to complement its original features offering a flexible accommodation of over 3,700 SQ.FT of living space you will certainly not be disappointed at the space on offer.

The property combines traditional features, such as beams, with modern comforts such as a contemporary fitted kitchen, five stylish bathroom/wc suites and an excellent cinema room and games room.

Unique treasure of a property, early viewings highly recommended.

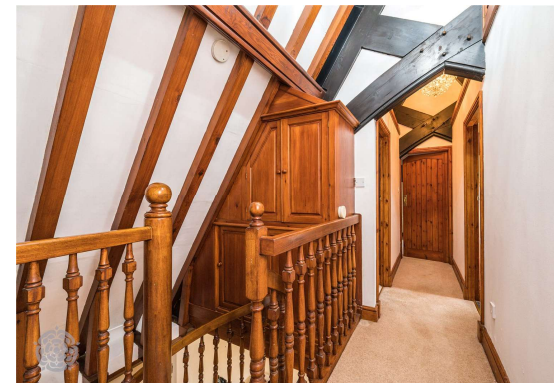


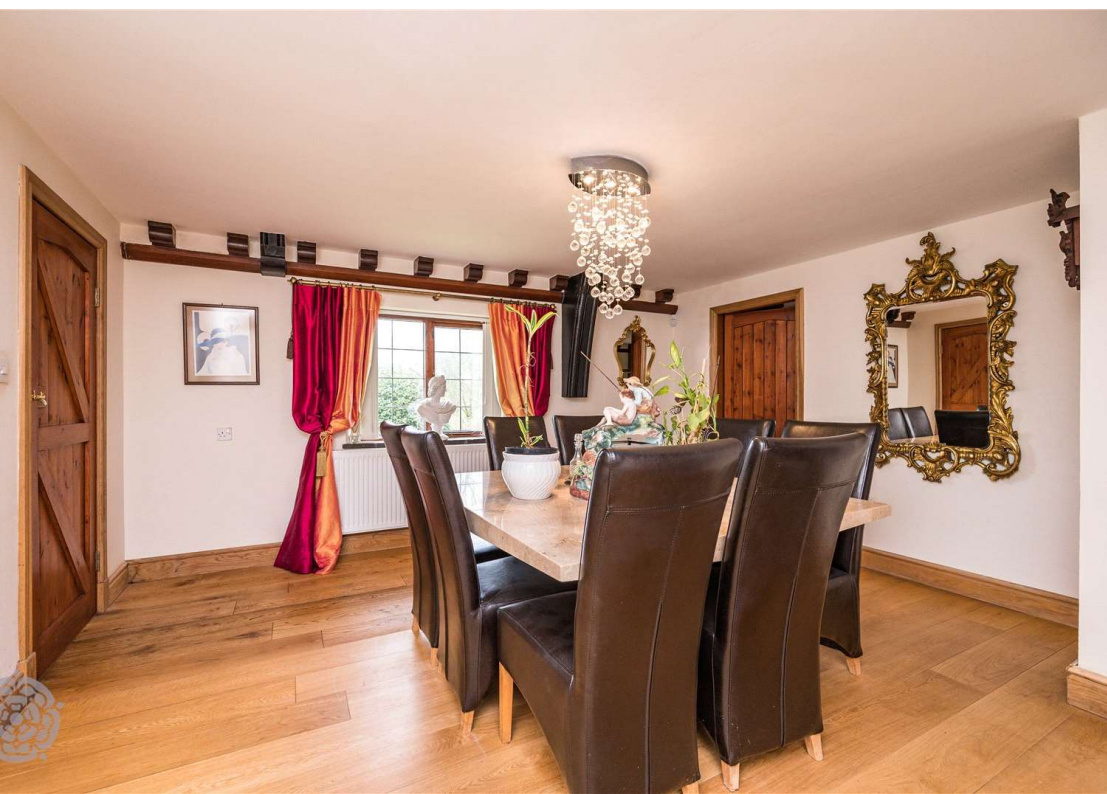
Location

The market town of Chorley is ideally placed for transport links which include the M6, M61 and M65 motorways, making it ideal for commuter access into Preston, Manchester, Media City, Liverpool and across the North of England. The property itself is located off Sheep Hill Brow in the popular area of Clayton-Le-Woods, which is within close proximity to a variety of local amenities including shops and renowned schooling. This location has long been popular with homebuyers looking for the perfect balance of modern convenience, as well as being close to spectacular open countryside

Accommodation

The highlight is undoubtedly the magnificent living room with its cathedral style beamed ceiling with gallery. The accommodation affords a large reception hallway with cloakroom/WC, lounge with gallery, dining room, conservatory, cinema/family room, games room and contemporary kitchen with central island. Upstairs there are four well-proportioned bedrooms, three with en-suite plus one main bathroom and a striking galleried landing area.







Externally

The property sits on a large plot with superb views across the greenbelt countryside. To the front of the property, there is a gated entrance and a large gravelled forecourt with ample space for numerous cars. Has large, attractive gardens perfect for entertaining and hosting or sitting peacefully and enjoying the local wildlife.

Tenure

Freehold

Local Authority/Council Tax

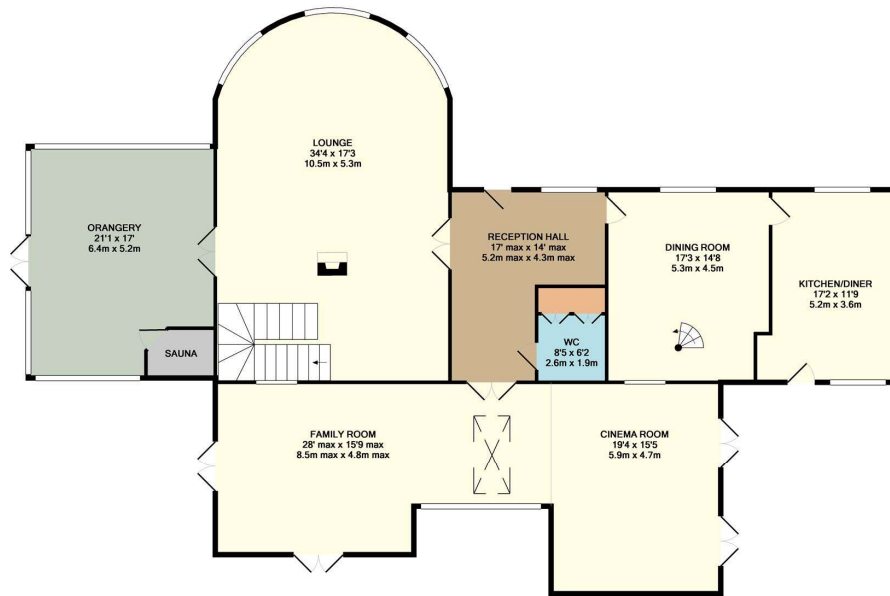
Chorley

Band: G

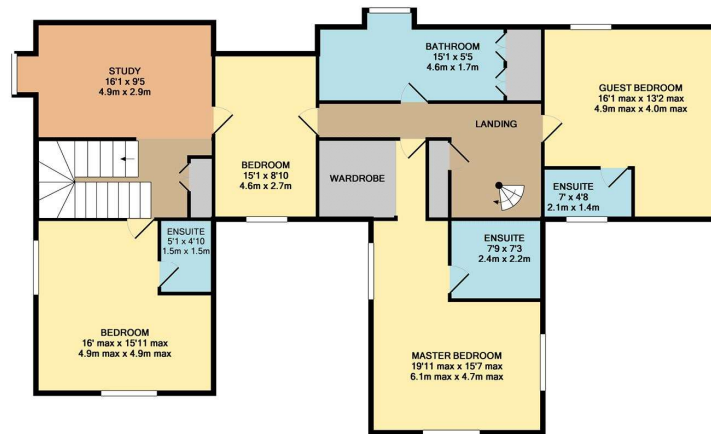
Annual Price: £3,414 approx

EPC Rating - D





GROUND FLOOR
APPROX. FLOOR
AREA 2476 SQ.FT.
(230.0 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1643 SQ.FT.
(152.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 4119 SQ.FT. (382.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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