



Sandy Bank Farm House, Sandy Brow Lane

Croft



Miller Metcalfe
PRESTIGE

SINCE 1891

*** DETACHED PROPERTY WITH ADDITIONAL PLOT OF LAND IN EXCESS OF FOUR ACRES, WITH POTENTIAL FOR DEVELOPMENT, SUBJECT TO PLANNING APPROVAL ***

Standing proudly within a fabulous mature gated plot, 'Sandy Bank Farm' is a spectacular rural retreat that provides the perfect balance of rustic charm and high level privacy that simply must be seen in person to be fully appreciated. The property itself originally dates back to the 16th century as a cottage, yet has been significantly extended over the years to create a splendid, detached family residence that offers exceptionally well-proportioned living space, coupled by fabulous private grounds.

This beautiful property has been lovingly cared for by the current owner, yet still offers potential to upgrade further.

Whilst the location benefits from the feeling of rural seclusion, it is in fact within easy access to a host of amenities including good schools, as well as being well-placed for the motorway network, making it ideal for those looking to commute across the North West.



The exceptionally well-proportioned and highly versatile accommodation in brief comprises of an inviting reception hallway, cloakroom/WC, spacious lounge, formal dining room, an orangery with picturesque views over the gardens, fitted kitchen with a wealth of integrated appliances, utility room, additional storeroom and a large guest bedroom to the ground floor.

On the first floor the landing provides access into the breath-taking family/games room with bar area and a large private sun terrace that overlooks the gardens and land. A fitted study also leads off this room. There are three further bedroom on this floor, including a fantastic master suite with a spacious, modern en suite bathroom and a separate family bathroom to serve the other bedrooms.

The gated driveway and large courtyard area offers extensive parking arrangements for several vehicles, along with an integral double garage, whilst the beautiful, manicured gardens provide a private, pleasant and tranquil setting.

An additional plot of land to the rear, totalling in excess of four acres is made up of pastureland and approximately an acre of woodland. The pastureland currently houses a substantial two storey detached outbuilding which offers potential for further development if required (subject to planning consent) for either residential purposes, or into stabling for those looking for Equestrian facilities.

Rarely do homes of this size and calibre come to the market in such idyllic locations and as such, early internal viewings are strongly recommended to avoid disappointment.

Entrance & Guest WC

The property is entered at the side, via the storm porch, which leads into the reception hall, being served by a cloakroom/guest WC, fitted with a low level flush WC, vanity hand basin, built in storage fronted by sliding doors, tiled floor and walls.





Reception Rooms

The stunning lounge is a breath-taking room of generous proportions, with dual-aspect windows that not only flood the room with natural light but provide views and access to the mature and beautiful gardens. This room features a beamed ceiling and an attractive rustic brick fireplace, which creates a lovely focal point. Adjacent to this room is a well-proportioned dining room providing a more formal area for entertaining, which is open-plan to the kitchen, making it ideally suited to modern lifestyles. The dining room also provides access into the substantial orangery, which provides a fabulous area to relax and appreciate the picturesque views over the gardens. Located upon the first floor a spectacular games room has been created, which provides a superb space for entertaining, featuring a fitted drinks bar and sliding doors providing access onto a large private sun terrace/balcony, from where views over the gardens and land can be appreciated, with steps leading down to the garden. A further reception room (accessed from the games room) has been fitted out as an office, with with bespoke furniture, making an ideal space for those looking to work from home. Alternatively, this could be utilised as further bedroom if so required.



Kitchen, Utility Room And Store Room

The kitchen is fitted with a range of wooden wall and base units, comprising of cupboards, drawers and complementary work surfaces, with a tiled floor and partially tiled walls. The kitchen also benefits from an integrated oven and grill and dishwasher, with space for a fridge freezer. A side-facing window above the sink, overlooks the beautiful gardens. The kitchen is open-plan to the formal dining room making it perfect for modern family living.

An inner hallway accessed from the dining room provides access to a generous storeroom, which would make a fabulous wine cellar or pantry. The integral double garage and utility room are also reached via the inner hallway, with the utility room offering further storage, a sink and space for a washing machine and tumble dryer.





Bedrooms & Bathrooms

To the first floor, there are currently three good sized bedrooms, each having its own unique style and character. The master bedroom is a spacious room, with fitted wardrobes and is served by a modern en suite bathroom, comprising of a bath with a tiled side, shower cubicle, vanity hand basin, low level flush WC, tiled walls and a tiled floor with underfloor heating.

The study, which is also located on this floor could also be used as a further bedroom, if so required with an additional guest bedroom being located on the ground floor of the property.

The family bathroom is situated on the first floor and is fitted with a bath with tiled side, low level flush WC, vanity hand basin, tiled walls and tiled floor. It is also worth noting that all of the bathrooms have been re-fitted within the last few years.





Driveway And Gardens

The property is accessed via a private driveway which leads to a substantial courtyard that offers parking for numerous vehicles. The plot is gated for heightened privacy and security. There are breath-taking mature gardens that surround the house. They are well tended to include areas laid to lawn, mature trees, including apple and plum trees and attractive shrub and floral borders. The gardens are not overlooked, offering a real sense of rural seclusion, peace and tranquillity, making it ideal area for relaxing and alfresco entertaining.



Additional Plot Of Land

To the rear of the house and gardens, there is an additional plot of land in excess of four acres, which includes approximately an acre of mature woodland. The land is on a separate title, but included within the sale price and can be accessed via a separate gated entrance from Sandy Brow Lane, and from the rear garden of the property.

With so much land and the breath-taking countryside close to hand, there is obviously the provision for spectacular equestrian opportunities nearby if required, with the potential for adding on-site equestrian facilities, subject to planning approval.

Additional Information

The property has a septic tank.

Tenure

Freehold

Council Tax

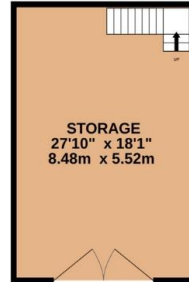
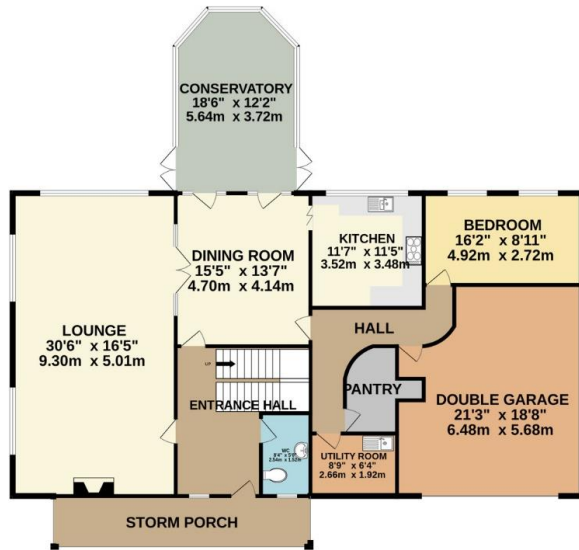
Band: G

Annual Price: £3,282 (min)

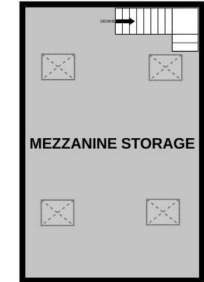
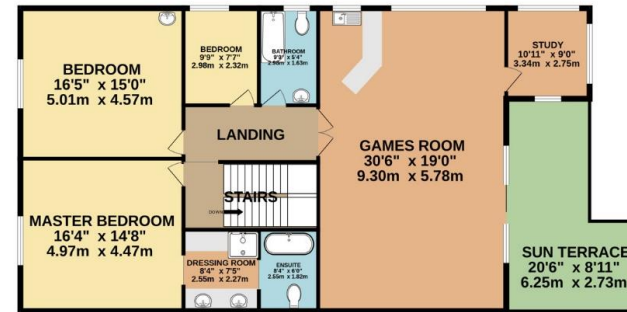
EPC Rating - F



GROUND FLOOR
2594 sq.ft. (241.0 sq.m.) approx.



1ST FLOOR
2075 sq.ft. (192.8 sq.m.) approx.



TOTAL FLOOR AREA : 4669 sq.ft. (433.7 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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