



Roscoe Lowe Farm, New Road

Anderton



Miller Metcalfe
PRESTIGE

SINCE 1891

Nestled amidst the serene Rivington Countryside, a timeless gem awaits.... Welcome to Roscoe Lowe Farm a breath-taking Grade II listed semi-detached stone barn conversion of the highest calibre that offers exceptionally well-proportioned living space coupled by fabulous, landscaped grounds that simply must be viewed to be fully appreciated. With its origins dating back as far as the 16th century this architectural marvel seamless blends the charm of its rich heritage with modern comforts.

Converted in the mid 1990's and has since had a full internal renovation by the current owners with no stone unturned in the pursuit of absolute luxury.

As you approach this picturesque abode, you're greeted by the rustic allure of aged stone walls, standing as testaments to centuries past. The exterior exudes a rustic elegance and harmoniously blending with the natural beauty of the surrounding landscape.

Step inside and be transported to a world of understated luxury and charm. The exceptionally well proportioned and highly versatile accommodation comprises a wonderful reception hall, boot room, snug, fabulous lounge, formal dining area, breath-taking open plan living kitchen, utility room, five good sized double bedrooms (stunning master with luxury four-piece en-suite bathroom) plus a fantastic family bathroom. A generous pebbled driveway offers extensive parking and leads to a substantial detached quadruple car garage that offers superb potential for further development (subject to relevant planning consent).



The gardens are a joy to behold being landscaped, well maintained and private, appreciating stunning views over woodland and rolling countryside and must be seen in person to be fully appreciated.

The location, although appreciating a feeling of rural seclusion is in fact within easy access to a host of amenities including well renowned public and private schooling and is well placed for major transport links, making it ideal for those looking to commute.

A true masterpiece of rustic elegance and timeless charm, this barn conversion offers a rare opportunity to experience the allure of centuries past while enjoying the comforts of modern living. Welcome home to a sanctuary where history, luxury and natural beauty converge in perfect harmony.







Kitchen & Utility

The kitchen is a culinary haven, a stunning farmhouse kitchen with a range of modern sleek units lined with Corian worksurfaces and a range of appliances to include, AGA, fridge, combination microwave & grill, dishwasher, hot water tap. The breakfast bar offers a more informal dining option. Whether you're whipping up a feast for family and friends or enjoying a quiet morning coffee, this space inspires culinary creativity. Adjacent but separate, a spacious and handy utility with sunken Belfast sink unit with wooden drainer and plumbing for a washing machine.

Reception Rooms

There are three reception rooms, The snug a perfect place to retreat after a long day with mullioned double glazed hardwood windows, rustic brick fireplace with wood burner and beamed ceilings. The dining room caters for a more formal dinner with family and friends. Step down into the spacious lounge lined with wooden flooring and the ceilings adorned with exposed beams inviting you to unwind in style with the stone feature fireplace with wooden burner offering a cosy feel.





Bedrooms & Bathrooms

Retreat to the inviting bedrooms, each offering a sanctuary of comfort and tranquillity. The master suite, a luxurious haven, boasts a spacious layout, with a valued beamed ceiling and mullioned double glazed hardwood windows. The three-piece ensuite has a large double shower to invigorate the senses in the morning, finished with a low level wc and tabletop ceramic unit with draw below.

The bedroom on the top floor, benefits from a three-piece en-suite and the family bathroom accessed from bedroom two, this services the other bedrooms, with a five-piece suite comprising, a roll top bath, large shower cubicle, tabletop sink and mixer tap, low level wc and bidet.

With five bedrooms in total, there's ample space to accommodate guests or to create personalised retreats for relaxation and rejuvenation. Whether it's a charming guest room, a cozy reading nook or a versatile home office, each space exudes its own unique charm and character.







Gardens

Outside, the enchanting grounds beckon with their natural beauty and serenity. Enjoy al fresco dining, surrounded by manicured gardens and breathtaking views of the countryside. Explore the sprawling grounds, dotted with mature trees, meandering pathways and picturesque vistas at every turn.

The long gravel driveway provides ample off-road parking leading to a quadruple garage with twin up and over doors, power & lighting. There is further off-road parking at the rear of the property, just off the kitchen/utility.

In the distance the majestic hills of Rivington provide a stunning backdrop inviting outdoor adventures and exploration.

Tenure

Freehold

Council Tax

Band: E - Chorley

Annual Price: £2,504 (min)

Mobile Coverage

EE - High

Vodafone - High

Three - Medium

O2 - High

Broadband

Basic - 8 Mbps

Superfast - 44 Mbps

Satellite / Fibre TV Availability

BT - Yes

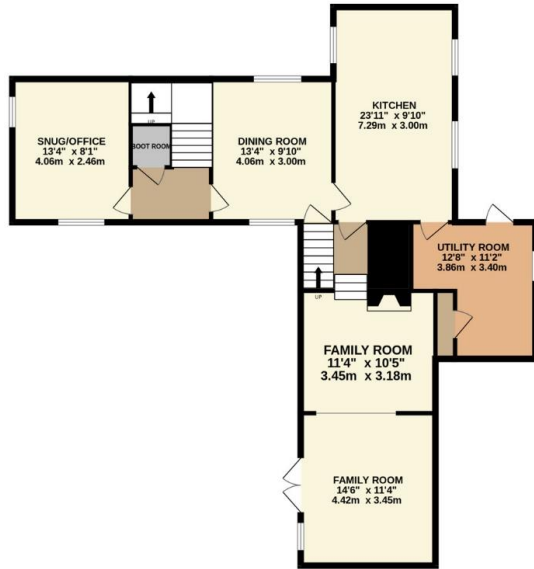
Sky - Yes

Virgin - No

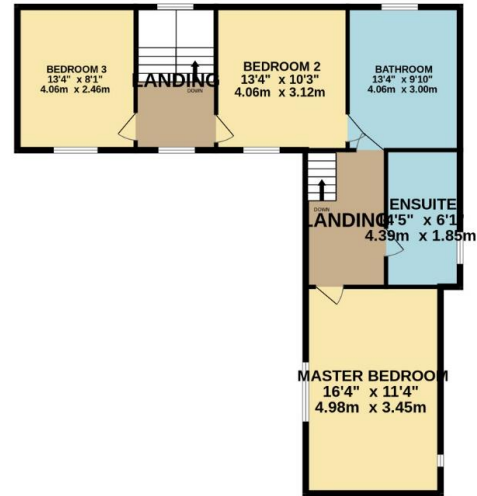
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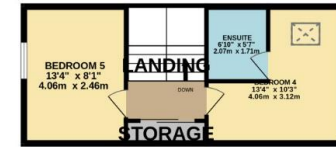
GROUND FLOOR
1065 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
931 sq.ft. (86.5 sq.m.) approx.



2ND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 2359 sq.ft. (219.2 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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