



Pike View Farm New Road, Anderton, Chorley, Lancashire, PR6 9HG





## Pike View Farm New Road Anderton Chorley Lancashire PR6 9HG

Pike View Farm is in the coveted Rivington Area of Chorley, a place renowned for stunning rural landscape and popular with ramblers, cyclists and riders alike. Despite its rural setting, motorway network, train links, Middlebrook Retail Park and Chorley town centre are all within a 10 minute drive. Property comprises a detached 4 bed house within 3 acres of land and has planning approval for a substantial 2 storey extension. An excellent run of outbuilding include a wood built annexe/ workshop benefitting approval (Certificate of Lawfulness) for residential use; would make ideal Granny Bungalow. Also a triple bay, 2 storey barn with planning approval for a 3 bed Dormer Bungalow (so could be separate plot). Stables, car port and hard standing for 10 plus vehicles.

Pike View Farm could be enjoyed as it is at present; a stunning 4 bedroom home with annexe used for Artist Studio plus lounge/ office area and bathroom and the Barn providing a 'man cave' that dreams are made of! Other outbuildings are used for storage, potting shed etc It was previously an equestrian facility with Ménage (currently used as lawn area).

Pike View Farm offers the rare opportunity to acquire a striking house within 3 acres of land in the coveted Rivington area of Chorley; a place renowned for stunning open countryside and popular with walkers, cyclists and riders. Despite it's rural setting, motorway network, train links, Middlebrook Retail Park and Chorley town centre are within 10 minutes drive.

The detached property, built by the current owners 15 years ago, offers superb accommodation over 2 floors. Downstairs comprises entrance hall, stunning open plan lounge with wood burning stove, dining area and fitted kitchen, utility and cloakroom. First floor boasts 4 bedrooms (2 with en-suite shower room) and 4 piece family bathroom. Planning has now been passed for a double storey extension to create a further reception room and a large bedroom upstairs. Viewing is essential to appreciate.

A private, gated, tree lined drive accesses the 'farm yard' area which provides parking for in excess of 10 vehicles. Outbuildings comprise a 2 storey, triple bay providing unlimited potential for garaging, storage/ office etc. (Planning now passed for a detached 3 bedroom dormer bungalow)\_ A separate studio/ workshop which also incorporates sitting area with wood burning stove, kitchen facilities and toilet and would make an ideal 'Granny flat'/ annexe now with certificate of lawfulness There is a car port, 'potting' area, 4 stables and tack store area. Viewing is essential to appreciate all that is on offer.







## Ground Floor

### Porch

UPVC double glazed window to side, oak flooring, double glazed entrance door, door to:

### Lounge open plan Diner

21'7" x 23'5" (6.57m x 7.15m)

Two uPVC double glazed windows to side, uPVC double glazed window to rear with stone mullions, uPVC double glazed window to rear, feature fireplace with brick built surround and hearth, solid

fuel burner stove with glass door in chimney, timber mantle over, Feature vertical radiator, radiator, oak flooring, Feature exposed brick wall, ceiling with exposed beams, uPVC double glazed french doors with matching side panels to garden, open plan to:

### Kitchen/Breakfast Room

18'4" x 12'1" (5.59m x 3.69m)

Fitted with a matching range of modern white base units with contrasting worktop space, matching

breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, space for American style fridge/freezer, built-in eye level electric fan assisted double oven, four ring induction hob with feature extractor hood over, wine cooler. uPVC double glazed window to rear with stone mullions, Feature vertical radiator, oak flooring, ceiling with exposed beams, stairs, uPVC double glazed french doors to garden, door to:

### Utility

13'5" x 7'9" (4.08m x 2.35m)

Fitted with a matching range of modern white base units with complementary worktop space, twin bowl china belfast sink unit with mixer tap and tiled splashbacks two built in storage cupboards boot rack and seating bench, plumbing for washing machine, uPVC double glazed window to side, Feature vertical radiator, stone tiled flooring, double glazed door to garden, door to:

### WC

UPVC frosted double glazed window to rear, fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback, low-level WC and half height ceramic tiling to all walls, heated towel rail, extractor fan, stone tiled flooring.

### First Floor

### Landing

Radiator, door to:



### Master Bedroom

11'8" x 16'4" (3.56m x 4.98m)

UPVC double glazed window to front with stone mullions, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes, double radiator, part ceramic tiled flooring to dressing area, vaulted ceiling. Dressing Area - tiled floor uPVC double glazed window to rear with stone mullions : door to:

### En-suite

Fitted with three piece modern white suite comprising pedestal wash hand basin with mixer tap, tiled double shower enclosure and low-level WC, tiled splashbacks, heated towel rail, extractor fan, uPVC double glazed window to rear, ceramic tiled flooring.

### Bedroom 2

8'11" x 12'10" (2.72m x 3.91m)

UPVC double glazed window to rear with stone mullions, radiator, sloping ceiling, door to:

### En-suite

Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with

cupboards under, mixer tap and tiled splashback, tiled double shower enclosure with glass screen and low-level WC, ceramic tiling to two walls, heated towel rail, extractor fan, ceramic tiled flooring.

### Bedroom 3

9'0" x 12'10" (2.74m x 3.91m)

UPVC double glazed window to front with stone mullions, radiator, sloping ceiling.

### Bedroom 4

6'4" x 8'2" (1.93m x 2.49m)

UPVC double glazed window to rear with stone mullions, radiator.

### Family Bathroom

Fitted with four piece modern white suite comprising deep inset bath with mixer tap, feature inset wash hand basin in vanity unit with drawers under and twin mixer taps, tiled splashback, bidet and low-level WC. Heated towel rail and extractor fan. Granite tiled floor. uPVC double glazed window to front with stone mullions.

### Potential Granny Flat / Annex

### Studio / Workshop

Four uPVC double glazed windows to side, vaulted ceiling, uPVC double glazed door.

### Lounge / Kitchen

17'7" x 14'5" (5.35m x 4.40m)

Base cupboards, stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob, four uPVC double glazed windows to side, exposed wooden flooring, vaulted ceiling with solid fuel burner stove with glass door, uPVC double glazed entrance door with matching side panels, door to:

### Wet Room

Fitted with modern white suite comprising shower area, pedestal wash hand basin with mixer tap and low-level WC full height ceramic tiling to two walls, ceramic tiled flooring.

### Outside

Private driveway with gated entrance open into large lawned gardens to all sides and farmyard with large two story barn, 4 stables and tack area, carport and annexe workshop. spacious patio areas with well stocked flower borders and beds.









## Energy Performance Certificate

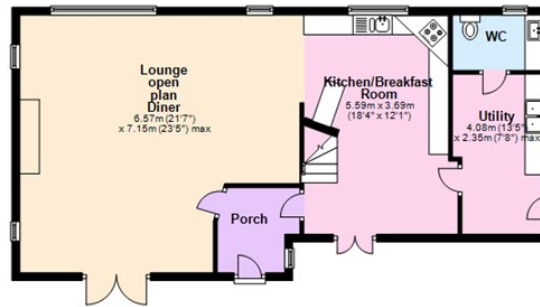
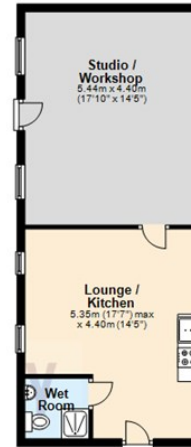
More details relating to the energy performance of this property can be found at [www.epcregister.com](http://www.epcregister.com) using the postcode to look up

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

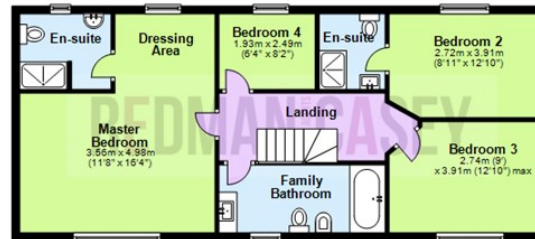
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment



**Ground Floor**  
 Approx. 128.4 sq. metres (1393.3 sq. feet)



**First Floor**  
 Approx. 74.9 sq. metres (808.0 sq. feet)



Total area: approx. 204.3 sq. metres (2199.3 sq. feet)

The information provided in this brochure has been approved by the vendor. However, it does not represent any form of contract and it must not be assumed that they are a final detail of what is being sold in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned. Plan produced using PlanUp.

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