



**Roscoe Lowe Farm Roscoe Lowe Brow,
New Road, Anderton, PR6 9HG**



ELEGANT HOMES

BY

 **GEORGE GRUNDY** ESTATES LTD.

The Property..

2800 SQUARE FOOT, 5 BEDROOM FARM HOUSE, 3 RECEPTION ROOMS, 3 BATHROOMS, 3 ACRES OF LAND WITH STABLING FOR 6 HORSES, QUAD GARAGE. PICTURESQUE LOCATION. Surrounded by some of Lancashire's most stunning open countryside, "Roscoe Lowe Farm" is a breath-taking Grade II listed semi-detached stone farmhouse of the highest calibre. Dating back to the late 1600's this spacious flexible home oozes character and charm offering an eclectic mix of the old and the new and simply begs to be viewed. Occupying a Castilian position with stunning views the property offers the feeling of rural seclusion yet is ideally placed for commuting throughout the North West, Horwich railway station, Bolton town centre, the M61 motorway and the Middlebrook Retail Park are all just a short drive away. Local schools and colleges, i.e. Bolton University, Bolton School and Cleveland's Preparatory School are in commutable proximity. Warmed by oil fired central heating the properties unique accommodation comprises: Entrance hallway, snug, large fine lounge, formal dining room, farmhouse breakfast kitchen with "AGA", utility room. Two separate staircases unlock the first floor and delivers three bedrooms (two with stunning En Suite bathrooms). The main staircase flows up to the second floor with two further bedrooms and another En Suite. Externally the property really comes into its own and delivers not only truly beautiful grounds to enjoy but also an equestrian angle also, with stabling for 6 horses, yard and two paddocks totaling 3 acres. Further land up to a maximum of 6 acres is available by separate negotiation. The property offers excellent off road parking and both on its sizeable driveway and within the quad garage complex which offers potential for an office above (subject to planning etc.) A once in a lifetime opportunity!

ENTRANCE HALL

2.41m (7' 11") x 2.08m (6' 10")

Double glazed hardwood entrance door, stone flag floor, radiator, beamed ceiling, and twist and turn staircase to First Floor, under stairs cupboard.

SNUG/LOUNGE

4.67m (15' 4") x 3.66m (12' 0")

Mullioned double glazed hardwood window to front and side, rustic brick fireplace with wood burner, beamed ceiling, and radiator.

FORMAL DINING ROOM

4.62m (15' 2") x 4.60m (15' 1")

Mullioned double glazed hardwood window to front and rear, radiator, wooden floor, beamed ceiling, second staircase just off to First Floor.

FARMHOUSE KITCHEN

7.24m (23' 9") x 3.71m (12' 2")

Double glazed hardwood window to side, modern range of fitted units and Corian worktops, Aga, integrated fridge, combination microwave/grille, dishwasher, inset sink unit with mixer tap, pull out larder and breakfast bar, tiled floor, inset spotlights to beamed ceiling, double glazed hardwood exit door.

UTILITY ROOM

4.37m (14' 4") x 3.35m (11' 0") 2

Double glazed hardwood window to side, Belfast sink unit with wooden drainer, plumbed for washer, stone flag floor, and exit door.

FINE LOUNGE

9.45m (31' 0") x 5.05m (16' 7")

Mullioned double glazed hardwood window to front, central double glazed hardwood French doors to patio area, stone feature fireplace with wood burner, inset spotlights, wooden floor, 2 x radiators, space for wall mounted TV.

FIRST FLOOR



MASTER BEDROOM

5.08m (16' 8") x 4.39m (14' 5")

Mullioned double glazed hardwood window to front, radiator, polished boards, beamed vaulted ceiling, mullioned niche.

EN SUITE

3.40m (11' 2") x 2.67m (8' 9")

Double glazed hardwood window to rear, 3 piece suite comprising of large glazed shower cubicle with marble tiles and splash backs, table top deep ceramic sink unit with mixer tap and drawer below, W/C, chrome heated towel rail, inset spotlights, illuminated vanity mirror.

HALF LANDING

5.08m (16' 8") x 2.29m (7' 6")

Mullioned double glazed hardwood window to front, radiator, 4 steps up to Bedroom 2 En Suite.

BEDROOM 2

4.75m (15' 7") x 4.67m (15' 4")

Mullioned double glazed hardwood window to front, radiator, polished boards, beamed ceiling, exposed stone chimney breast.

EN SUITE

4.55m (14' 11") x 3.73m (12' 3")

Double glazed hardwood window to rear, vaulted ceiling with 2 x double glazed velux roof windows, 5 piece suite comprising of roll top bath on clawed feet, large glazed shower cubicle, table top style sink unit with mixer tap, W/C and bidet, stone tiled floor, chrome heated towel rail.

BEDROOM 3

4.62m (15' 2") x 3.71m (12' 2")

Mullioned double glazed hardwood window to front, radiator, beamed ceiling.

LANDING

Mullioned double glazed hardwood window to front, radiator, twist and turn staircase, continues up to Second Floor.

SECOND FLOOR

BEDROOM 4

4.67m (15' 4") x 4.57m (15' 0")

Double glazed hardwood window to rear, beamed vaulted ceiling with double glazed velux roof window, radiator.

EN SUITE

2.21m (7' 3") x 1.47m (4' 10")

3 piece suite comprising of shower cubicle, table top style sink with mixer tap, back to the wall W/C, inset spotlights, tiled floor and splash backs, extractor.

BEDROOM 5

4.57m (15' 0") x 3.73m (12' 3")

Double glazed window to front, beamed vaulted ceiling with double glazed velux roof window, radiator.

LANDING

Double glazed mullioned window to rear, beamed vaulted ceiling with double glazed velux roof window, cupboard.

EXTERNALLY

TO FRONT

The long gravel driveway dissects two established lawned areas with well stocked planted areas, opening into a double driveway it provides multiple off road parking and serves the quad garage with twin double up and over doors, power and lighting.

TO SIDE

Lawned garden established shrubs and trees.

TO REAR

A truly tranquil setting with babbling stream and waterfall, patio areas and established planting and open rear aspect.

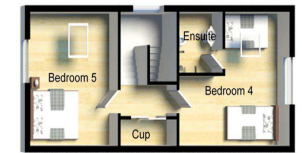
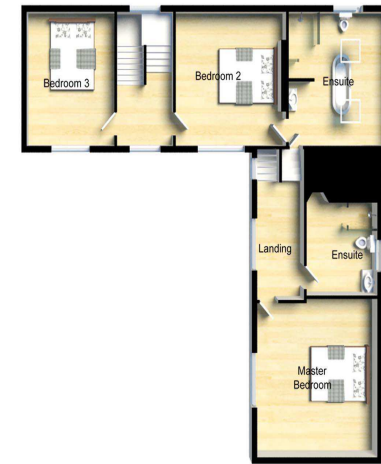
EQUESTRIAN

The property boasts excellent equestrian features including stabling for 6 horses and yard.

PADDOCKS

The property is being offered with two separate paddocks totaling 3 acres though additional land maybe acquired by separate negotiation up to a maximum of 6 acres.





Ground Floor

First Floor

Second Floor

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NOT TO SCALE.

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- 2800 SQUARE FOOT 5 BEDROOM FARM HOUSE.
- 3 RECEPTION ROOMS.
- 3 BATHROOMS.
- 3 ACRES OF LAND WITH SCOPE FOR MORE.
- STABLING FOR 6 HORSES.
- QUAD GARAGE.





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Energy Performance Certificate



Roscoe Lowe Farm, New Road, Anderton, CHORLEY, PR6 9HG

Dwelling type: Detached house
Date of assessment: 28 March 2017
Date of certificate: 03 April 2017
Reference number: 2588-9040-7297-5503-9934
Type of assessment: RdSAP, existing dwelling
Total floor area: 260 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 9,567
Over 3 years you could save	£ 3,474

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 612 over 3 years	£ 330 over 3 years	
Heating	£ 8,505 over 3 years	£ 5,388 over 3 years	
Hot Water	£ 450 over 3 years	£ 375 over 3 years	
Totals	£ 9,567	£ 6,093	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,625	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 333	✓
3 Low energy lighting for all fixed outlets	£140	£ 234	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.