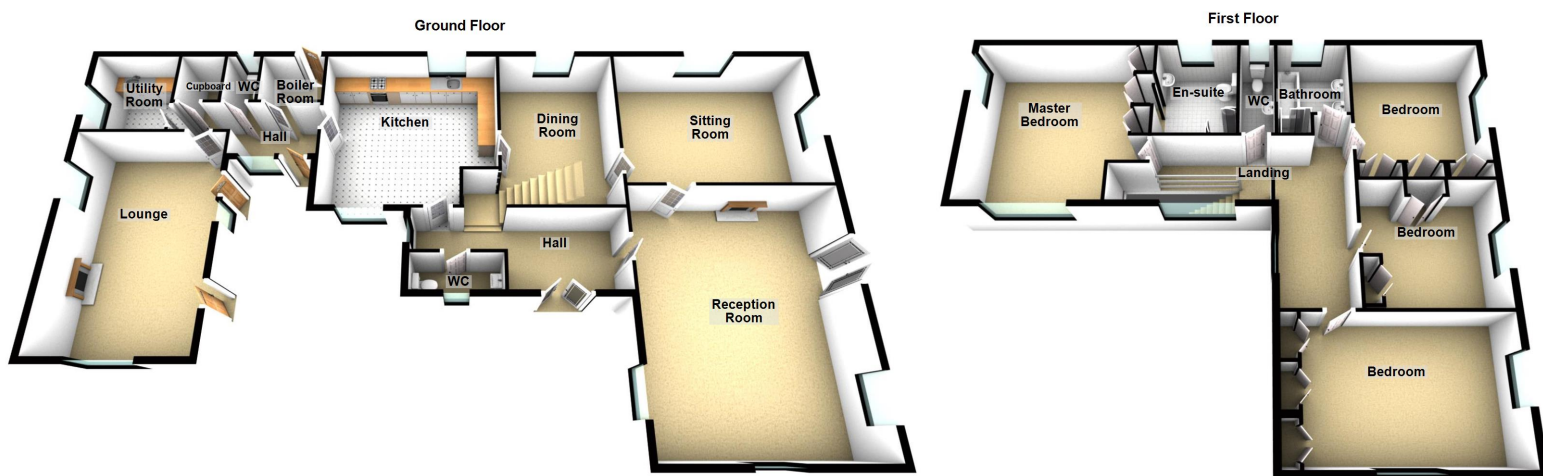




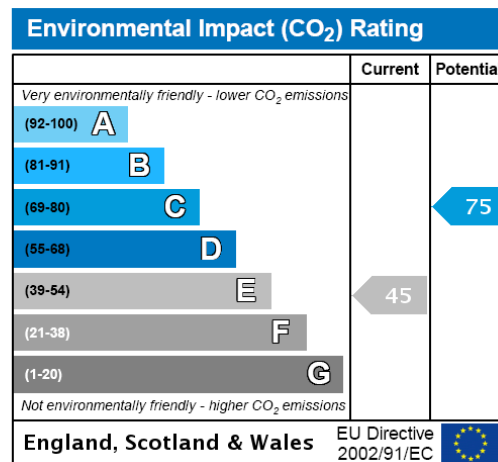
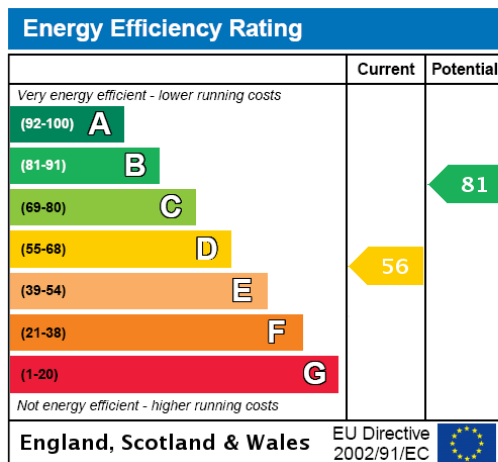
- Secluded & secure - 4/5 bedroom detached farm house
- 1 acre land with pond & brook
- Rural location
- Unique opportunity
- Requires cosmetic updating
- 3 separate Detached barns to be converted 2021.





Cranes Hall Farm House, Cranes Lane, Ormskirk

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Unique Detached farm house, with potential Granny Flat situated in a secluded & secure rural location with easy access to places of commerce and the motorway network.

The farmhouse property is offered in its entirety, with approximately 1 acre of garden to the rear. The farm house is adjacent to three detached barns to be developed individually early 2021.

The land with the farmhouse will be delineated from the central cobbled access drive & the other 3 detached barns will be developed later.

The farmhouse which is for sale is dated but fitted with quality integrated appliances & work surfaces, particularly to the kitchen.

The property offers great potential to create a substantial rural home.

Accommodation comprises; Hall with ground floor WC, lounge, dining room, sitting room, kitchen, bathroom, ground reception room, utility room. First floor landing, master bedroom with en suite bathroom, three further bedrooms and main bathroom. Externally the property is reached by a shared driveway with cobbled area and surrounding gardens.

Accommodation comprises;

Ground Floor

Entrance Hall - Double oak entrance door, stained decorative glazed roof light.

Cloakroom / WC - low flush WC, vanity wash hand basin, tiled walls, and feature stain glazed window.

Lounge - with carved stone fireplace and French doors to rear. (23'6" x 18'9")

Dining Room - Adam style fireplace with decorative insert, marble style strip wood floor and windows to side and rear. (19'0" x 14'0")

Sitting Room - Fuse board cupboard, covered ceiling (16'0 x 11'0)

Kitchen - Ceramic floor, laminate gloss finish range of wall and base units with composite work tops, engraved draining area, inset one and a half bowl sink unit. Four ring induction hob with additional two ring gas hob, chimney style cooker hood, integrated double ovens, integrated fridge. Ceiling down lighters, Neff appliances. Access to dishwasher (16'6 x 16'2)

Side porch - ceramic floor and access to Boiler room.

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Boiler room - Incorporating worcester gas central heating boiler - rear door.

WC Cubicle - with suite in white comprising low flush WC, wash hand basin and ceramic flooring - Separate storage room

Grand reception room - or Potential Granny Flat.

A side wing to the main property and accessed by a side hall - Feature room comprising character 'A' frame exposed roof truss x 2 and traditional Range by the Carron Company - Double French doors and single door. (16'6" x 16'2")

Utility Room/ fitted kitchen - Wall and base units with roll top work surfaces, stainless steel sink unit. (8'3" x 8'0")
Access to the side porch / hall to storeroom and separate wc.

First Floor - Staircase leads from hall to first floor landing being 'L' shaped and providing windows to front elevation. Avocado WC wash basin.

Bedroom One - Windows to front and side, built in wardrobes. Discreet access to ensuite. (17'0" x 16'6")

Ensuite bathroom - comprising corner bath, low flush WC, bidet and vanity wash hand basin. Window to rear.

Bedroom Two - Rear - Built in wardrobes and windows to the side and rear. (19'0" x 12'0")

Bedroom Three - Built in wardrobes and windows to the side and rear. (12'0" x 11'0")

Bedroom Four - Built in wardrobes (14'0" x 12'0")

Main bathroom - presented with suite comprising panel bath, two vanity sink units, shower cubicle and separate WC cubicle.

Exterior - Shared access to house with two extensive garden areas to front and rear, pleasing rural views and ample parking.

Farmhouse

As stated above, the property is principally to be offered as one unit. However all four elements namely; the house and its three barns are we are informed, are being subdivided into four separate legal titles. Each barn and the house carry with it a very generous parcel of attendant land.

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