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Hollin Hey Farm

Garswood Old Road
Garswood
Ashton-In-Makerfield
Wigan, WN4 0XR

Guide Price £795,000

Outstanding renovated Grade 2 Listed seventeenth century Farmhouse with extensive family accommodation, original features and large garden with Farm Buildings with commercial use planning permission adjoining.

The accommodation comprises Hall, 3 Reception Rooms, Kitchen/Breakfast Room with stone flag floor and Aga, Utility Room and w.c. on the Ground Floor and a Landing, a Master Bedroom with En Suite Bathroom, 3 additional Bedrooms and a Bathroom on the First Floor. There is a large double Garage with sectioned off space within.

The garden with its extensive lawns and attractive pond complements the house and its setting.

The Farm Buildings are screened from the house by a Cypress hedge. Planning permission was granted for the use of some buildings/land for the parking of haulage vehicles subject to conditions. Details of this permission are available from the Agents on request.





Garswood Old Road, Garswood
 Total Approx. Floor Area 8588 Sq.ft. (798.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



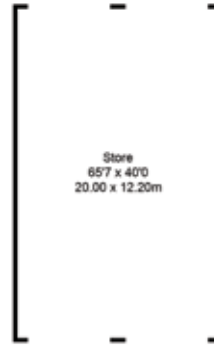
Approx. Floor Area 2475 Sq.Ft (230.0 Sq.M.)



Approx. Floor Area 1216 Sq.Ft (113.0 Sq.M.)



Approx. Floor Area 2271 Sq.Ft (211.0 Sq.M.)



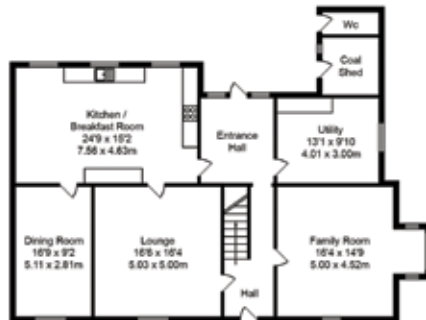
Approx. Floor Area 2626 Sq.Ft (244.0 Sq.M.)

Garswood Old Road, Garswood
 Total Approx. Floor Area 3788 Sq.ft. (352.0 Sq.M.)

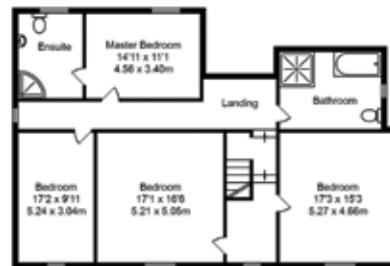
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Garage
 Approx. Floor Area 775 Sq.Ft (72.0 Sq.M.)



Ground Floor
 Approx. Floor Area 1593 Sq.Ft (148.0 Sq.M.)



First Floor
 Approx. Floor Area 1420 Sq.Ft (132.0 Sq.M.)



PLEASE NOTE

Subjective comments in this description imply the opinion of the selling agent at the time the sales details were prepared and the opinions of the purchasers may differ. All measurements are approximate. This description does not constitute part of any contract. No warranty is expressed or implied.

SURVEY & VALUATION

We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice. For full details of the different type of inspection available and for a specific quotation of costs please telephone, entirely without obligation.



