



## Top O Th Meadow Farm Gregson Lane, Hoghton, PR5 0LE

Price Guide £725,000



A superb opportunity to acquire a detached four/five bedroom farmhouse with 9 acres of grazing land and four stables. The property has been extended to create flexible living accommodation currently with three receptions and ground floor bedroom with en-suite bathroom, but offers potential for remodelling and upgrade/improvement throughout.





Top O'Th Meadow Farm, as its name implies, is set in an elevated position reached by a long driveway leading off Gregson Lane. The property itself has been extended some 20 years ago and offers flexible living accommodation to both ground and first floor, which would be suitable for a variety of potential purchasers, to include but not be restricted in its appeal to professionals requiring a haven from town centre work life, a multi-generation family, a growing family or an equestrian led family,

The older part of the Farm has beamed ceilings and quirky doorways adding character and charm. The newer part of the property is in keeping with the original building and has been thoughtfully planned to create space and light throughout. However, the property is in need of upgrade and improvement and there is potential for, and it would benefit from, some remodelling. The living accommodation is very flexible, and would suit a variety of living arrangements. Currently on the ground floor, along with the three reception rooms, there is also a bedroom with an en-suite shower room, ideal for dependent relative or guests.

To the first floor are five bedrooms and a family bathroom. However, the smaller of the bedrooms has plumbing in place for a further bathroom. Bedrooms three and four are linked together so these could be used as the primary suite creating a spacious bedroom area with dressing room and en-suite.

However, the outside space is an outstanding attraction of this property. In total there are nine acres of land, the majority of the this land being to the rear for grazing. To the immediate rear is a formal garden area separated by a post and rail fence to the land boundary. Just beyond the railings are the four 12' x 12' stables plus tack room with power, light and water.

Offering a wealth of possibilities, viewing is a must to be able to see the potential to create an amazing family home. With its abundance of outside space it can easily be continued to be used as an equestrian set up, create a smallholding or just to have the benefit of your own land to tend and enjoy.

The property briefly comprises:

- Entrance Porch
- Lounge with stairs to first floor accommodation
- To one side of the Lounge, rooms leading off are:-
- Dining room
- Ground floor bedroom with en-suite
- Farmhouse kitchen with door to rear and open to
- Second Lounge
- From the Lounge rooms to the other side of the property are
- Original kitchen (currently used as utility)
- Lobby with further utility area off and a w.c.
- Porch giving access to the side

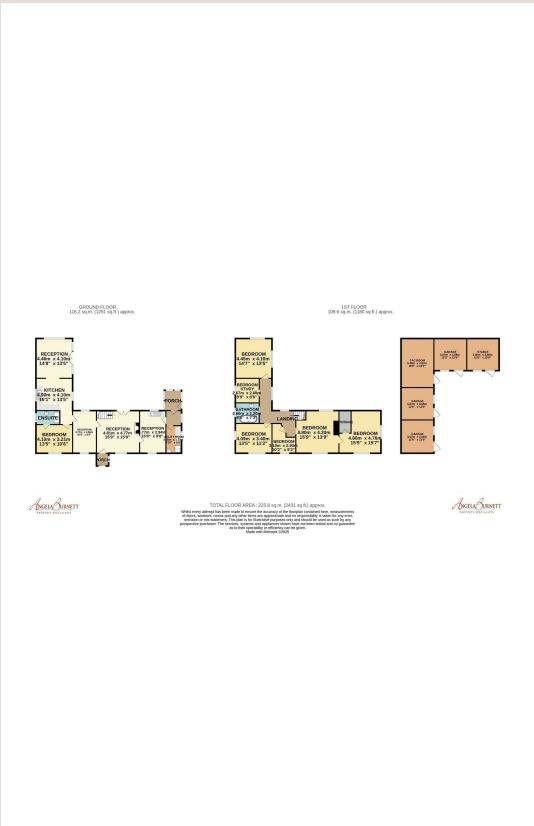
FIRST FLOOR:

- Spacious landing
- Bedroom 1
- Bedroom 2
- Bedroom 3 leading through to Bedroom 4
- Bedroom 5
- Family bathroom

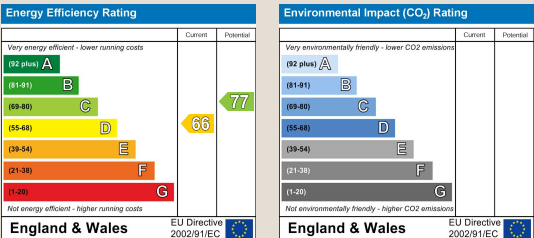
Area Map



Floor Plans



Energy Efficiency Graph



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