



LOWES FARM
Off Cobbs Brow Lane, Newburgh, WN8 7SF

Armitstead
Barnett

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Price on application

- A small, private country estate comprising almost 70 acres including a farmhouse, traditional barn and agricultural land.
- The large imposing Georgian house provides 6 bedrooms, 3 reception rooms and a farmhouse kitchen.
- Traditional Grade II listed barn with planning to convert into two dwelling houses but equally suited to alternate uses subject to planning.
- Agricultural land surrounding to suit equestrian or agricultural purchaser.
- Stunning, private and secluded setting with wide ranging views yet excellent accessibility to roads and motorways, schools and services.

Loves Farm is truly an increasingly rare opportunity. There is the potential to have anywhere from one through to three individual dwelling houses upon site dependent upon the purchasers' requirements. Loves Farm will be of interest to equestrian and residential purchasers as well as developers or even a combination of the two.

The privacy of the site is one of the property's best features, the ability to be away from the public highway yet within easy reach of the sought after and picturesque village centres of Newburgh and Parbold, services and roads is certainly a unique combination and the potential to create one of the best small country estates is clear to see. In addition, the potential of the entire site from all purchasers' perspectives as well as the sheer character of the house and barn with all their many features creates an unusually attractive opportunity.

The property's location is shown by way of a red circle on the enclosed location plan, whilst the red boundary on the A3 size plan identifies the boundaries of the entire property.



Lowes Farm House is a detached Georgian residence and occupies an imposing position within the plot, although there is potential to alter the main approach to the property subject to gaining necessary consent. At present the parking facility is within the large central yard. Providing accommodation over three storeys and being of stone construction (part rendered) under a pitched roof, the house is set within sizeable mature grounds with wide ranging views. There is a floor plan within these particulars detailing the accommodation within the dwelling house however in brief the accommodation comprises the following:

To the ground floor there is a farmhouse kitchen with a working cast iron range as well as a fitted kitchen including a wide range of appliances. The kitchen is assisted by the separately contained utility room. The central hallway with grand staircase rising to the first floor also gives way to the three reception rooms which comprise a lounge, dining room and snug as well as a small cellar area beneath the stairs.

To the first floor a stunning beamed landing gives access to three bedrooms all of which have views, one of the guest bedrooms has an en-suite shower and vanity basin facility whilst the master bedroom has a full en-suite comprising shower, wc and vanity hand wash basin. There is also a feature fireplace and stripped wood floor. The accommodation to this first floor is completed by a study as well as the family bathroom with pedestal basin, a bath with shower over and a separate wc.

The second floor has unusual accommodation and there is potential for this to be occupied as an entire suite or alternatively to provide a further 3 bedrooms. An internal inspection is the only clear way to see the true beauty of the features such as the character Cruk beams and exposed vaulted ceilings. There is potentially main bedroom space as well as associated reception/dressing room and another small room that would suit a bathroom facility. There are two additional well sized bedrooms giving six in total throughout the property, if this layout was applied.

The features within the farmhouse are too numerous to mention but include the stunning joinery and timber throughout the house, the size of the windows, the height of the ceilings and the spacious layout of the accommodation. The quality of workmanship in terms of any additions by the current owners is exceptional and very sympathetic to the original dwelling. Please note that the house and barn are classed as being Grade II listed.

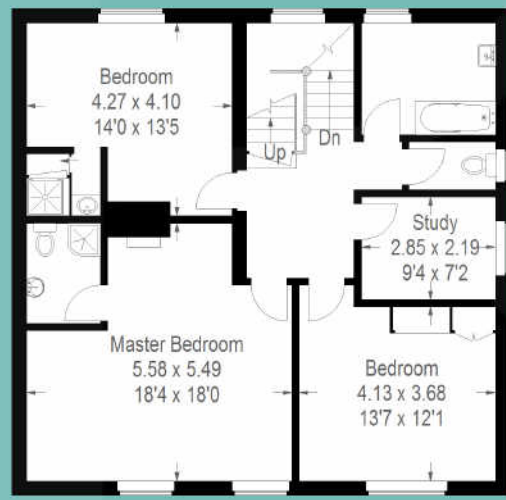
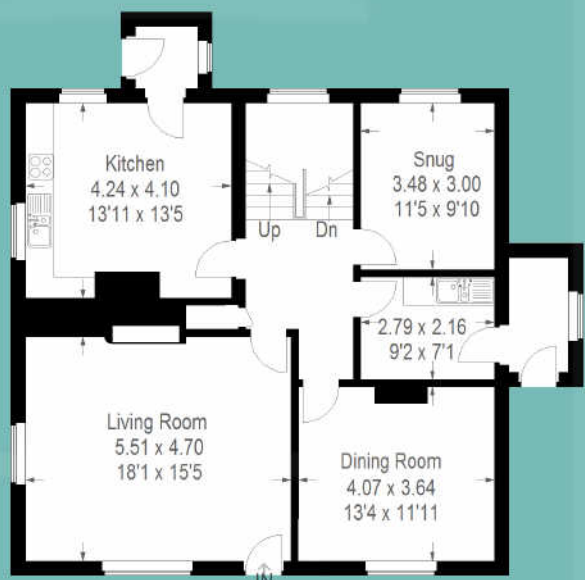
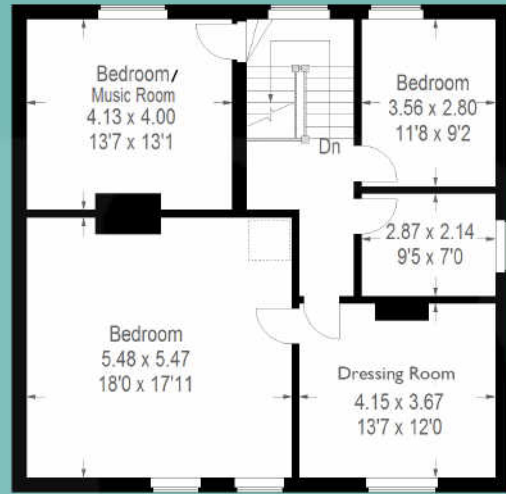


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Lowes Farm

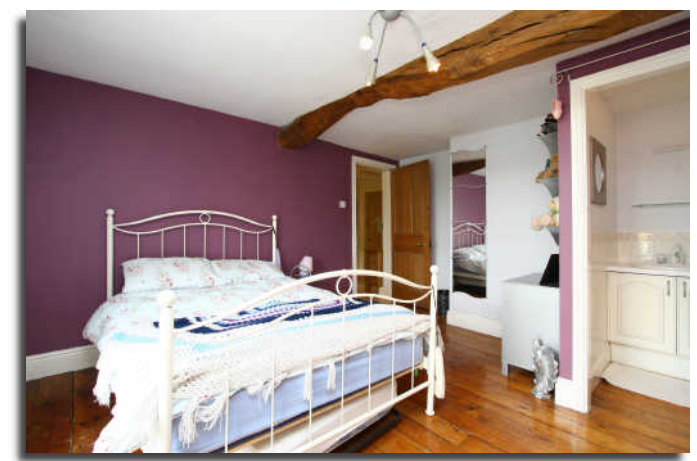
Approximate Gross Internal Area :- 288 sq m / 3100 sq ft



= Reduced headroom below 1.5 m / 5'0"

For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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Traditional Barn - The large traditional barn at Lowes Farm has full planning consent to convert into approximately 5815 sq ft of gross internal residential floor area which would provide two individual and substantial dwelling houses.

The building is of predominately stone construction that originally had a stone flag roof that has now been removed as part of a start upon site which also includes the installation of some of the new windows. We understand that this means that the planning consent has now been implemented and therefore kept live (subject to confirmation). The stone for the roof remains on site.

There are amazing trusses and beams within the property and the barn itself stands at an impressive height to its ridge of approximately 9.5 metres and approximately 6.5 metres to the eaves at the central barn.

The two proposed dwellings within the property could easily have the accommodation reworked; however at present the accommodation proposed is as follows:

Unit 1 – Extending to approximately 2800sq ft on a gross internal floor area over two storeys with accommodation including galleried entrance hallway, split level lounge and dining room, kitchen and family room and utility along with w.c, whilst to the first floor there would be three bedrooms, all of them en-suite, with the potential for bedrooms four and five to be created by additional consent above the lounge.

Unit 2 – Extending to approximately 3010sq ft on a gross internal floor area over two storeys with accommodation to the ground floor including a feature entrance hallway along with further reception hallway and wc, the lounge and dining room are accompanied by a kitchen and morning room and utility, whilst to the first floor would be five double bedrooms and four bathrooms.

Grounds – there is a central courtyard parking area between the house and barn. The house has its own mature and private gardens with hedged boundaries. There are also additional buildings within the courtyard that have previously been pig and storage buildings with the potential of utilising these for further accommodation.

Land - The agricultural land at site is believed to comprise a mixture of Grade 1 and Grade 2 arable land. We understand that part of the land has previously won the “Hudson Cup” for three years running for the highest yielding crop of potatoes in the area. All of the land has good access via private or public roads. The land has been let on a Farm Business Tenancy with no long term security of Tenure and vacant possession available.





Services: The property has the benefit of mains water and electricity (including 3-phase) along with oil fired central heating and septic tank drainage.

Please note that Armitstead Barnett have not tested these services and purchasers should satisfy themselves prior to exchange of contracts as to their working order.

EPC: Energy Performance Certificate will be available to view by request.

Local Authority: West Lancashire District Council. 01695 577177.

Council Tax: Band G

Title & Tenure: The property is owned Freehold with vacant possession available subject to a right of hold over the existing crop.

Sporting and Mineral Rights: These are contained with the subject property.

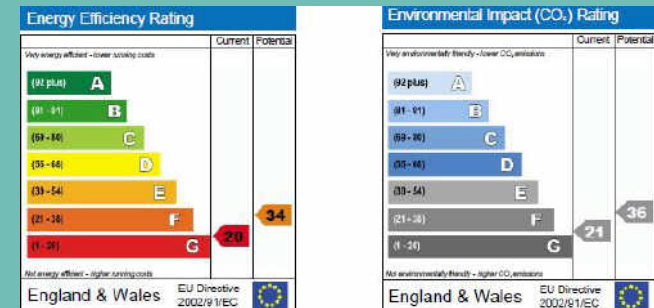
Rights of Way, Wayleaves & Easements: The subject property is sold subject to all rights of way, wayleaves and easements.

Access Maintenance: There is a full right of access to the property and maintenance responsibilities may be discussed upon viewing. An additional access has been reserved from Cobbs Brow Lane to the south east.

Viewing: The subject property is available for viewings strictly by formal appointment with the sole selling agents Armitstead Barnett.

Subject to Contract

Details Prepared June 2010



Misrepresentation Act 1967 and Property Misdescription Act 1991; Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are give notice that;

- All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
- Any electrical or other appliances at the property have not been tested nor has the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
- No person in the employment of Armitstead Barnett has any authority to make any representations or warranty whatsoever in relation to this property.
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- Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property.
- All correspondence (whether marked or not) and all discussions with Armitstead Barnett and or their employees regarding the property referred to in these particulars are subject to contract.



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