



Club House Farmhouse & Barn  
3 Wigan Road  
Shevington  
Wigan  
WN6 8AP

A detached traditional farmhouse including a detached traditional barn with gardens and grounds located in the centre of Shevington

The historic farmhouse and barn are Grade II listed buildings

The farmhouse requires sympathetic modernisation throughout whilst maintaining its character features including a large Inglenook fireplace and exposed beam walls and ceilings

**Asking Price**  
**£ 449,950**



Club House Farmhouse is a detached two storey three receptions, three bedroom Grade II listed farmhouse built circa 1663 with later extensions constructed of part stone, part brick under a pitch slate roof set within generous gardens.

The farmhouse extends to approximately 161 sq.m (1,732 sq.ft) gross internal floor area over two floors which provides the following accommodation;

#### Ground Floor

##### Vestibule

Downstairs WC 2.22m x 1.32m  
Comprises low flush wc and wash hand basin

Lounge with partition hallway 5.4m x 4.96m  
Feature Inglenook fireplace. Leading through to;

Sitting Room 4.75m x 2.93m  
Comprises open fireplace, stairs to first floor, patio door.

Living Room 5.65m x 4.07m

Kitchen 4.65m x 3.51m  
Fitted base and eye level units, plumbed for washing machine, electric cooker point, open downstairs storage, heating boiler. Breakfast area.

#### First Floor

Landing 2.9m X 1.73m (incl stairwell) plus 5.7m x 0.75m with fitted cupboard housing hot water cylinder

Bathroom 3.42m x 2.34m  
Comprising exemplary retro late 60's early 70's fitted bathroom suite corner bath, twin wash hand basins, fitted bathroom unit incorporating wc and bidet, walk-in shower cubicle.

Bedroom 1 4.85m x 3.01m Double bedroom

Bedroom 2 4.58m x 3.25m Double bedroom with fitted wardrobe and shelving

Bedroom 3 5.67m x 3.86m Double bedroom through to Dressing Room 2.19m x 1.77m with fitted wardrobes plus room with cupboards and wash hand basin

#### Services

Mains water, electricity, gas and foul drainage is connected to public sewer.

#### Outside

A private driveway off Wigan Road provides off street car parking and access to the garage lean-to.

There are lawned and bordered gardens to the front and side of the property including raised patio.

Traditional Barn 121.45 sq.m (1,307 sq.ft)

4 bay detached traditional barn measuring approx. 17.52m x 5.06m which is Grade II listed, built of stone under slate roof.

Lean-to Extension 78 sq.m (840 sq.ft)

Lock-up storage measuring approx. 17.3m x 4.5m built later of brick under monopitch asbestos cement clad roof used as single garage with a pressed metal up and over garage door.

#### Tenure

Freehold. Immediate vacant possession available. No vendor chain.

Council Tax – Wigan Council Tax Band 'F'

EPC Rating 'E' valid until 31 July 2034

#### Viewings

Strictly accompanied viewings arranged via the selling agents









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