

Back Lane, Newburgh, WN8 7UQ

Offers Over £1,000,000


SNAPE
FARM



Back Lane, Newburgh, Lancashire, WN8 7UQ

Offers Over £1,000,000

6 Bedrooms | 4 Bathrooms | 2.5 Acres

- Gorgeous former farmhouse brimming with character.
- Over 3,400 sq ft of internal space including 5/6 reception rooms, 6 bedrooms and 4 bathrooms.
- Potential to create annex accommodation in part (subject to any necessary consents).
- Set in beautifully presented gardens with excellent levels of privacy.
- Grazing paddock beyond, making this a great buy for those who might enjoy more space and has equestrian/agricultural potential.
- The site is around 2.5 acres (0.9 hectares or thereabouts).
- Super semi rural location but with excellent access to the main road and motorway network, along with rail links.





A gorgeous home oozing character, offering space inside and out, and offering great levels of privacy. Set in a plot extending to 2.5 acres (0.9 hectares) or thereabouts, this charming former farmhouse enjoys an exceptional semi-rural setting, with open countryside views and beautifully established private gardens. Offering approximately 3,405 sq ft of accommodation, together with a detached double garage, this impressive six-bedroom home combines period character with versatile living space. The house enjoys exposed beams, some vaulted ceilings, stone floors and oak doors giving a wonderful farmhouse feel.

Approached from the country lane, the driveway runs through to a large parking area at the rear, from entry it is easy to connect with the country garden feel that this home has, with the thoughtfully planted beds found ahead of the entrance.

Day to day access is taken at the side of the house into "The Link" (Reception Hall) - a lovely bright room with glazing and doors to either side of the property giving views of the extensive gardens. A multi-fuel stove is set in the chimney giving a welcoming feel to this room, the vaulted ceiling and exposed beams ensure the character starts from the moment you walk in. Beyond is the lounge, which again has vaulted ceilings and a picture window overlooking the gardens.

The utility room includes storage, points for a washer drier, sink and drainer along with the cylinder cupboard. A ground floor shower room is found close by. The utility room combined with the lounge, give the property ground floor annex potential subject to gaining any necessary consents.







The kitchen is complete with a range of timeless hand painted kitchen units with granite work surfaces over. Integrated appliances include a double oven, hob with extractor, fridge-freezer, microwave oven and dishwasher. The kitchen is likely to feel like the nucleus of the original former farmhouse, with other reception rooms close by, giving a welcoming space to enjoy gathering with family and friends.

The sun lounge is currently used as the dining room and could be used to suit the buyers requirements - this gives views over those stunning gardens and has patio doors out to the patio. The games room has glazed doors through to the dining room/sun lounge, giving connectivity through the spaces.

The front lounge has windows to the front and an open fire with a cast style surround. Adjacent is the snug which has views to the rear and includes a multifuel stove set within the chimney.







The staircase rises to the first floor landing where there are three bedrooms. The principle bedroom has views to the front and includes fitted wardrobes and a shower ensuite. Bedroom two enjoys open views to the front whilst bedroom three overlooks the rear. The family bathroom includes a cast iron bath, pedestal wash basin and WC.

A further staircase rises to the second floor where there are three further bedrooms, two with under eaves storage. The bathroom has a cast iron bath, pedestal wash basin, shower and WC.







The property is entered via a gravel driveway which leads to double timber gates where there is a spacious parking area. Beyond is a paddock which has potential to be ideal for those with equestrian or agricultural interests. The driveway also curves towards a gate into the garden where there is a double garage measuring approximately 25 sqm with a manual double door and pedestrian access door.

The gardens and grounds are undoubtedly one of Snape Farm's most compelling features, surrounded by high hedges offering plenty of privacy along with expanses of lawns, stunning flower and shrub beds along with patio areas - a truly wonderful space. There are numerous areas from which to enjoy the surrounding countryside, whether entertaining outdoors, relaxing with family or simply taking in the peaceful setting.

The gardens have a wonderful established character, with mature planting creating privacy and a strong connection with the surrounding landscape.



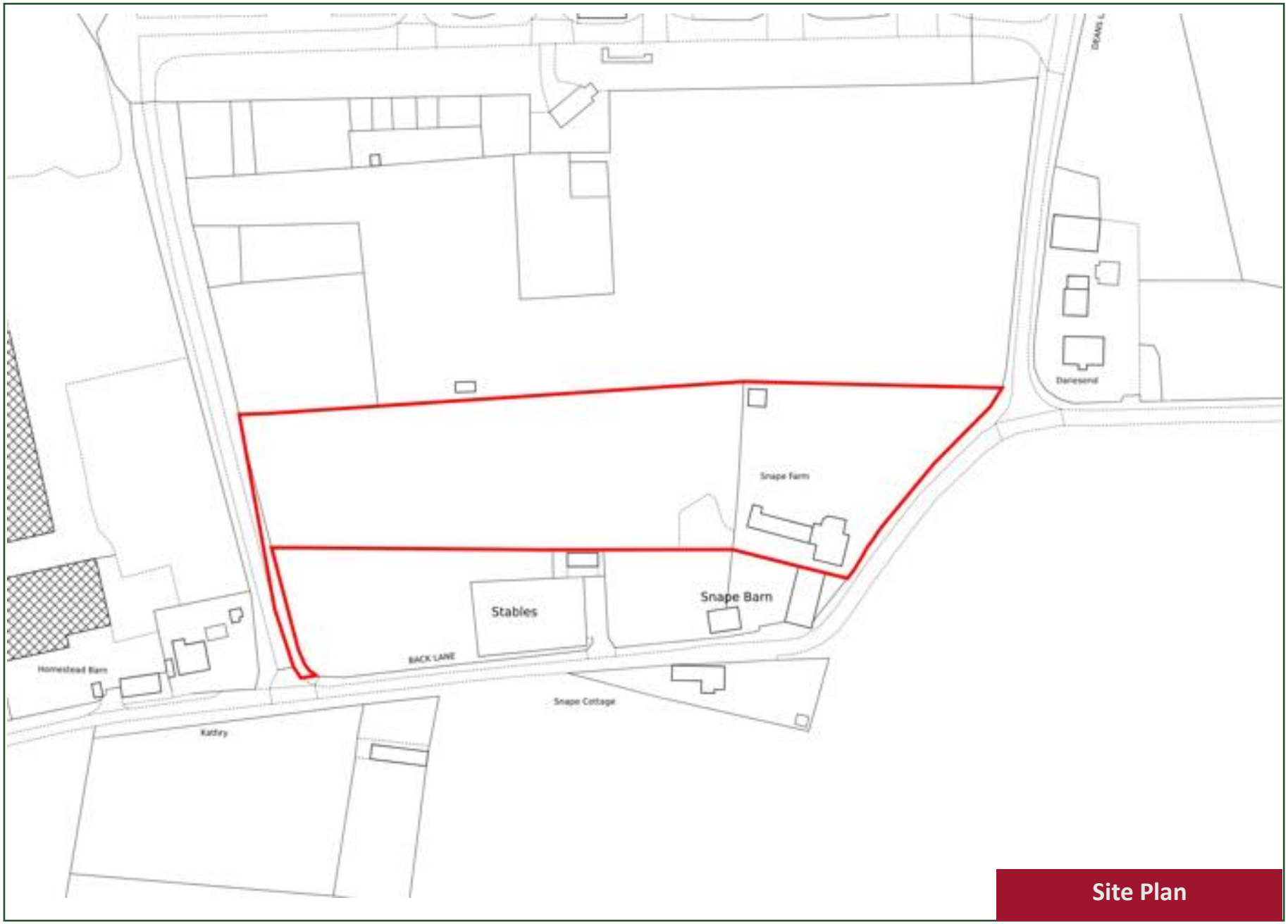


Nestled amidst the beautiful West Lancashire countryside, Newburgh is a sought-after rural village with an attractive blend of country living and connectivity. Surrounded by open farmland, quiet country lanes and scenic walking and cycling routes, the village provides an idyllic setting for those seeking a more relaxed pace of life.

The nearby Leeds and Liverpool Canal adds further to the appeal, with peaceful waterside walks and beautiful rural scenery on the doorstep.

Despite its tranquil setting, Newburgh is conveniently positioned for access to Ormskirk, Burscough and Parbold, each offering a broad selection of shops, restaurants, schools and everyday amenities. The excellent road network also provides straightforward connections towards Preston, Liverpool and Manchester.




Snape Farm
Stables
Snape Barn
BACK LANE
Homestead Barn
Snape Cottage
Kathry
Danesend

Site Plan

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system. Monitored alarm, hardwired TV network, Wi-Fi booster and CCTV system present.

Parking allocated and number of spaces : Driveway parking and double garage.

Construction Type : Brick under slate.

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : Wayleave for electricity underneath the garden and field resulting in a small annual payment.

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : Within the LANCS Coal Mine Reporting Area - Information obtained from the Local Authority and British Geological Survey

Communications :
Broadband: Ultrafast broadband available in the area
Mobile signal: Good outdoor and in home/variable in home signal available in the area
The above information is according to Ofcom http://checker.ofcom.org.uk

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: West Lancashire Borough Council **Council Tax:** F

Date of photographs: August 2026

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings

What3words Location : rooms.inclines.prickly

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

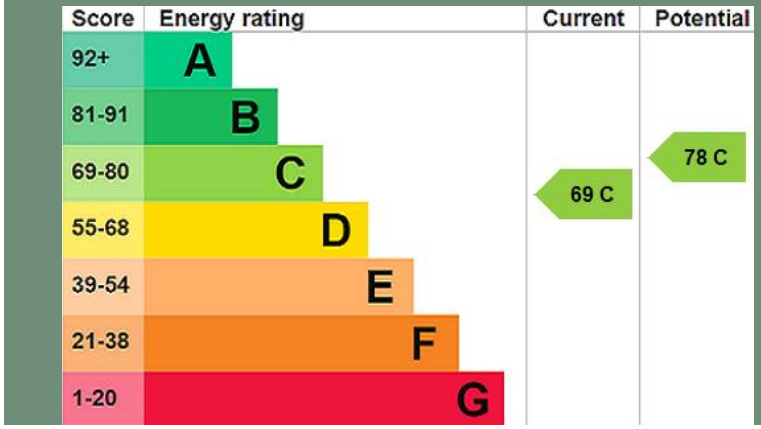
Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

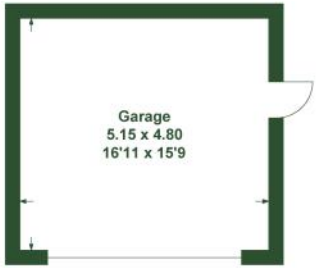
AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT

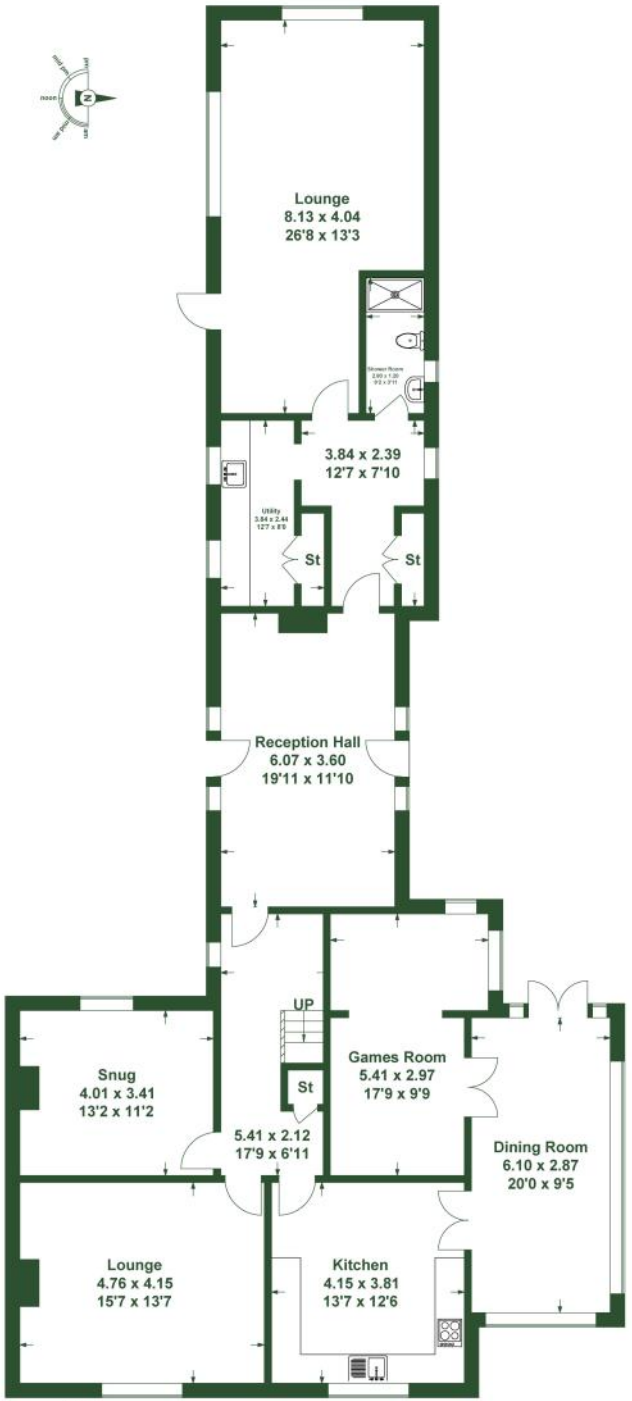
Approximate Gross Internal Area : 316.33 sq m / 3405 sq ft
Garage : 24.72 sq m / 266 sq ft
Total : 341.05 sq m / 3671 sq ft

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. 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. 02 Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. 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. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

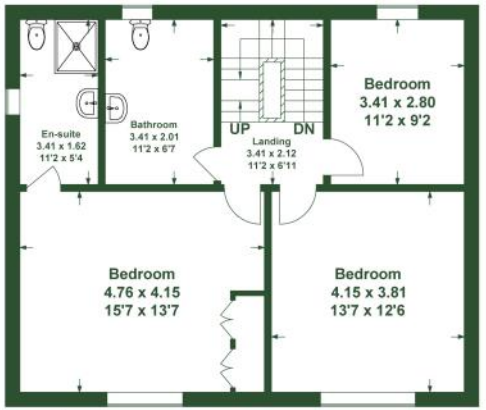




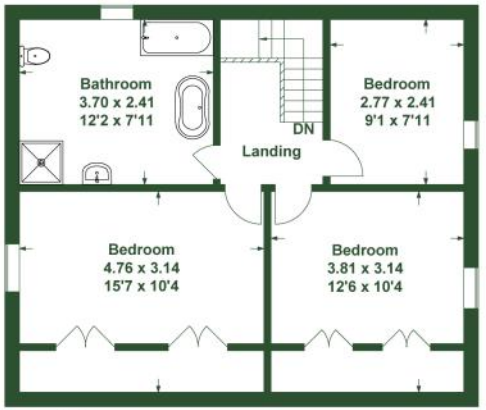
Garage



Ground Floor



First Floor



Second Floor



North Lancashire
Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria
Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire
59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley
5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

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