





Nestled in the peaceful outskirts of the highly desirable village of Lostock, Lock Lane built in circa 1880's presents a rare opportunity to own a characterful farmhouse set within approximately 3 acres of private land.

This charming and spacious property combines rustic appeal with convenience, offering a tranquil countryside lifestyle just moments from well-connected local amenities. The location couldn't be more ideal close to Lostock Cricket Club, Lostock Train Station, and within easy reach of shops, schools, and pubs including the much-loved Duke of Wellington, perfect for a cosy family meal or evening out.

As you arrive at the property, you're welcomed by a traditional farmhouse exterior that hints at the potential waiting inside. The property has been extended over the years and now offers a generous footprint that includes the main house and three detached outbuildings, currently used as stables and a workshop.

These additional structures open up exciting possibilities, whether you're looking to run a small equestrian business, establish a workshop or studio, or create additional accommodation (subject to the necessary consents). A Home Full of Character The main house exudes warmth and character, with a layout that suits both family living and entertaining.

The heart of the home is the spacious living room, part of the extended portion of the property, which features a charming gas fireplace, built-in wooden shelving, and large windows that flood the space with natural light and frame views over the rear garden and fields beyond. The recently installed kitchen blends modern convenience with country style. It boasts integrated appliances, sleek fitted wall and base units, and generous counter space ideal for everything from busy weekday meals to relaxed weekend cooking. A door from the kitchen leads directly outside, making it easy to enjoy alfresco dining or keep an eye on the children or animals enjoying the outdoor space. The utility room is situated adjacent to the kitchen and houses the properties central heating system, electrical box and provides a great space for a washing machine or tumble dryer.

Upstairs, the farmhouse offers five bedrooms in total. The second bedroom is a standout feature, with a great aspect windows letting in plenty of light, charming exposed beams. The additional four bedrooms are well-proportioned and versatile, perfect for children, guests, or home offices. The first floor also includes a separate bathroom and WC, adding to the practicality of the layout.

The outdoor space at Lock Lane is just as impressive. The rear garden features a well-maintained lawn framed by mature trees and shrubs, creating a lovely private setting for relaxation or family time. A paved patio area provides the perfect spot for outdoor dining or enjoying the views.

Beyond the garden, you'll find access to the double garage, stables, and workshop. The brick-built stables, previously housing 3-4 horses, are ideal for equestrian use there are also two multi-purpose rooms to the first floor which could be utilized as hobby spaces, guest accommodation, or storage depending on your needs.

The grazing field adds even more appeal for animal lovers or those seeking a true countryside lifestyle. A Rare Opportunity While the property and its outbuildings would benefit from some renovation and modernisation, there is enormous potential here to create a stunning rural retreat or a thriving home business.

Whether you're dreaming of keeping horses, starting a lifestyle venture, or simply enjoying more space both inside and out, Lock Lane offers a unique opportunity to make those dreams a reality. Call Us Now To Arrange Your Viewing!

Ground Floor

Living Room

5.01m x 3.67m (16' 5" x 12' 0")

Kitchen

3.75m x 6.42m (12' 4" x 21' 1")

Dining Room

4.26m x 4.86m (14' 0" x 15' 11")

First Floor

Bedroom 1

4.18m x 3.94m (13' 9" x 12' 11")

Bedroom 2

3.67m x 3.48m (12' 0" x 11' 5")

Bedroom 3

2.83m x 3.69m (9' 3" x 12' 1")

Bedroom 4

2.93m x 1.89m (9' 7" x 6' 2")

Bedroom 5

3.09m x 2.80m (10' 2" x 9' 2")

Bathroom

3.06m x 1.89m (10' 0" x 6' 2")

Toilet

0.84m x 0.84m (2' 9" x 2' 9")

