



The Farmhouse, Dodds Farm Lane, Aspull, WN2 1PU



REGAN &
HALLWORTH
The Professional Estate & Letting Agents

The Farmhouse, Dodds Farm Lane, Aspull, WN2 1PU

A truly remarkable & characterful 5 bed new build detached house in village setting.

DORBCREST *Homes*

- Characterful new build detached house
- Flexible three storey accommodation
- Large gardens front, side & rear
- Stunning open plan kitchen
- Detached double garage
- High specification luxury finish
- Designer bathrooms
- 1987 SQ.FT/FREEHOLD

Regan & Hallworth are delighted to work in conjunction with highly acclaimed builder Dorbcrest Homes on this small and exclusive development of just five bespoke detached homes that have all been designed to represent farm style buildings that perfectly suit the highly desirable profile of this semi-rural village setting. This is very different from any other development as all the houses boast an individual design and uniquely styled interiors plus feature much larger plots than you typically find on modern estates.

Plot 1 is a striking home with a characterful exterior that represents a Georgian farmhouse. It incorporates three storey flexible living accommodation comprising a welcoming entrance hallway with storage, formal lounge plus a study. This stunning home also features an inspirational open plan kitchen layout with space for cooking, socialising and family time plus two bi-folding doors that open out into the rear garden. A separate utility room and ground floor cloakroom/WC completes the accommodation downstairs whilst upstairs on the 1st floor there is a principle four piece family bathroom and three double bedrooms including the master which has an ensuite shower room with his and hers sinks. On the 2nd floor are two more generously sized double bedrooms both served by a shower room.

Dorbcrest Homes have established themselves as a premier builder and the overall specification with this development will be incredibly high throughout. The house will be built and finished with luxury fixtures and fittings including uPVC double glazing in Oak finish as standard, Rock front door, security alarm system, Porcelanosa ceramic tiling, Roca bathrooms plus a choice of quality fitted kitchens with a full range of built in Neff appliances including oven, combination microwave/oven, warming drawer, fridge freezer, dishwasher, & wine cooler.

Externally the property benefits from large enclosed gardens to front, side and rear which will be turfed and landscaped with Indian stone patio and pathways. The estate will have a secure gated entrance with remote control & pedestrian access with a private driveway leading to a detached brick built double garage with remote controlled electric garage doors. For any client wanting a bespoke specification then the builder is offering a tailored interior design service allowing a buyer the opportunity to choose exactly how the house will look.

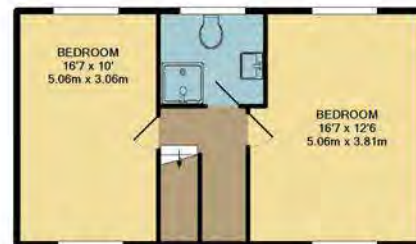




GROUND FLOOR
APPROX. FLOOR
AREA 797 SQ. FT.
(74.1 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 710 SQ. FT.
(66.0 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 480 SQ. FT.
(44.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 1987 SQ. FT. (184.8 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other detail are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Plot 2, The Barn, Dodds Farm Lane, Aspull, WN2 1PU



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HALLWORTH**
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Plot 2, The Barn, Dodds Farm Lane, Aspull, WN2 1PU

The largest home on this new & exclusive freehold development with superior corner plot.



- New build detached barn
- Integral double garage
- Stunning open plan design
- Spacious entrance reception
- 5 bedrooms / 3 bathrooms
- High specification luxury finish
- Idyllic garden location
- 2709 SQ.FT. / Freehold

Working in conjunction with highly acclaimed builder DorbcresT Homes, we are delighted to offer for sale "The Barn" which is the largest home on this development with an imposing double fronted design and a superior corner plot on this small and exclusive development of just five bespoke detached homes that have all been designed to represent farm style buildings that perfectly suit the highly desirable profile of this semi-rural village setting.

This is very different from any other development as all the houses boast an individual design and uniquely styled interiors plus feature much larger plots than you typically find on modern estates.

Boasting desirable two storey accommodation this stunning home features contemporary open plan living space and the added luxury of a 5th bedroom that could be adapted into either a cinema room/ gymnasium and also incorporates a double integral garage.

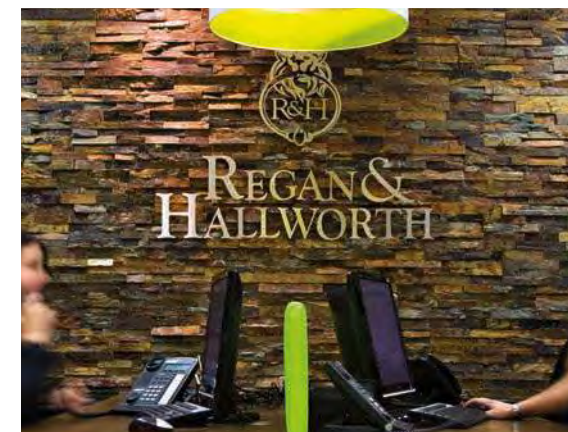
A bright and spacious reception hallway with galleried landing creates a fantastic first impression as you walk into this property with a stunning lounge featuring bi-folding doors that open into the west-facing side garden that backs onto Borsdane Woods and is completely private. Another feature of this home is the inspirational open plan kitchen with dual aspect and space for cooking, socialising and family time with a feature island providing a focal point for the room. Doors lead out into the rear garden for further outside living. A separate utility room and ground floor cloakroom/WC completes the accommodation downstairs whilst upstairs there is a principle four piece family bathroom, five double bedrooms and two ensuite shower rooms. The 5th bedroom has been designed so it can be adapted into further living space and would make an ideal gym or cinema room.

DorbcresT Homes have established themselves as a premier builder and the overall specification with this development will be incredibly high throughout. The house will be built and finished with luxury fixtures and fittings including uPVC double glazing in Oak finish as standard, Rock front door, security alarm system, Porcelanosa ceramic tiling, Roca bathrooms plus a choice of quality fitted kitchens with a full range of built in Neff appliances including oven, combination microwave/oven, warming drawer, fridge freezer, dishwasher, & wine cooler. Externally the property benefits from large enclosed gardens to the side and rear which will be turfed and landscaped with Indian stone patio and pathways. The estate will have a secure gated entrance with remote control & pedestrian access. The Barn benefits from an integral double garage with remote controlled doors and the added benefit of two separate parking bays. For any client wanting a bespoke specification then the builder is offering a tailored interior design service allowing a buyer the opportunity to choose exactly how the house will look.





TOTAL APPROX. FLOOR AREA 2670 SQ. FT. (246 ± SQ. M.)
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