



New Hollins Farm  
Brock Road  
Gt Eccleston  
Lancashire  
PR3 0XE

A substantial country house extending to approx. 435 sq.m (4,685 sq.ft) gross internal floor area set in about 4.50 acres (1.82 Ha) of gardens and grounds, situated on the outskirts of the popular rural village of Gt Eccleston and nearby village of St Michaels on Wyre and Garstang market town

New Hollins Farm affords three receptions, kitchen dining, five bedrooms, two ensuite plus family bathroom.

An enclosed rear courtyard includes a linked indoor swimming pool with showers/changing and a separate snooker room which could be converted to an annexe dwelling subject to consent.

Outside there are spacious gardens to front and sides together with a grass paddock of about 3 acres plus woodland

Guide Price £ 725,000



The accommodation is full of character including vaulted ceilings, a minstrel gallery, games room/bar, heated indoor swimming pool, snooker hall, a master bedroom with ensuite bathroom, a guest bedroom with ensuite wetroom plus three further bedrooms served by a family bathroom. The property extends to approximately 435 sq.m (4,685 sq.ft) gross internal floor area over two floors and affords the following accommodation;

#### Ground Floor

Open Verandah 4.09 m x 1.28 m

Vestibule 1.18 m x 1.25m

Entrance Hall 4.15 m x 4.0 m  
Stairs to first floor, tile floor,

#### Downstairs WC

Comprises low flush wc, wash hand basin, mosaic tile walls and tiled floor

Sitting Room 3.88 m x 4.90 m

Feature stone fire surround fireplace on stone flagged hearth with inset cast iron wood burning stove

Kitchen 2.64 m x 4.0 m plus 4.5 m x 3.53 m

Stone flagged floor, fitted base and eye level units, granite worktops with inset five ring gas hob. Breakfast bar, fridge freezer, dishwasher, Bosch oven and grill. Feature inset wine rack of clay tiles. Ceiling halogen spotlights. 2x cast iron radiators. Doorway leading to utility room & leisure room. Doorway to rear porch leading to courtyard patio. Dining area with stone flagged floor.

Rear Porch 3.64 m x 2.20 m

Constructed on low stone walls. Tile floor.

Utility Room 3.59 m x 4.20 m

Feature vaulted ceiling. Shaker style base and eye level units. Central island with solid wood worktops incorporating undermount Belfast style ceramic sink with mixer tap. Solid wood flooring. Gas range cooker point with extractor hood over. Larder storage cupboard. Plumbed for washing machine. Stable door entrance door leading to driveway patio.

Galleried Lounge 7.8 m x 4.18 m plus 4.2 m x 2.7 m  
Plus Formal Dining Area 4.05 m x 4.8 m  
Feature vaulted ceiling and feature central fireplace with a multifuel stove on stone flagged hearth.  
French doors leading to conservatory. Minstrel gallery

Games Room/ Bar 7.74 m x 3.58 m

Fitted bar area of brick and stone flagged top, fitted shelving. Stairs leading to minstrel gallery.

#### First Floor

Landing/ Study Area 3.56 m x 2.27 m  
plus 2.26 m x 1.8 m plus 1.5 m x 0.86 m

Study area with fitted drawers and wall cupboards, fitted workstation desktop, loft hatch, picture window roof light.

Master Bedroom ensuite 7.77 m x 4.06 m

Double bedroom open to gallery with fitted range of wardrobes and drawers. Vaulted ceiling  
Ensuite bathroom wet room comprising rainfall shower head and detachable pencil shower attachment. Modern slipper style bath with cascade mixer tap. Separate WC and basin. Tile walls and floor. Shaver point.



Minstrel Gallery 4.05 m x 1.5 m

Overlooking lounge, open through to master bedroom with second stairs leading from games room.

Guest Bedroom ensuite 6.8 m x 3.77 m

Double guest bedroom with vaulted ceiling. Fitted wardrobe.

Ensuite wetroom comprising shower with rainfall head and detachable pencil shower attachment, low flush WC, hand wash basin, tile walls and floor, chrome ladder radiator, halogen spotlighting.

Family Bathroom 3.54 m x 1.68 m

Comprising bath with shower over, pedestal wash hand basin, low flush WC, pine cabinet, tile walls, electric shaver point, radiator with chrome towel rail.

Bedroom 3 3.97 m x 3.35 m plus 2.58 m x 1.16 m

Double bedroom with fitted wardrobes and drawers with desktop workstation and shelving, ceiling spotlights.

Bedroom 4 4.92 m x 3.65 m

Fitted range of pine wardrobes and vanity with drawers

Bedroom 5 2.62 m x 2.45 m

Fitted single bed unit with fitted drawers and wardrobe, ceiling spotlights loft hatch

Indoor Swimming Pool 6.14 m x 14.85 m plus 3.35 m x 1.54 m

A leisure room comprising a swimming pool measuring 8.6m max length x 4.4m wide average. Jacuzzi converted to rockery display feature. Changing Room with separate shower cubicle and separate WC. French doors leading to courtyard. Patio doors leading to garden patio. Tile floor. Stores Room.

Outside

A stone flagged courtyard situated between the main house and indoor pool and out buildings. Ideal for 'alfresco' dining. Feature ornate pond. Access to snooker hall, garage and car port

Boiler Room/ Pool Plant Room 1.94 m x 2.83 m

Housing pool filtration plant, Ideal EcoMax LPG fired central heating boiler.

Snooker Hall 8.12 m x 4.78 m

A snooker hall room with vaulted ceiling, exposed trust beam. Slimline wall mounted electric heater.

Car Port 4.03 m x 5.24 m

Double opening side security access gates.



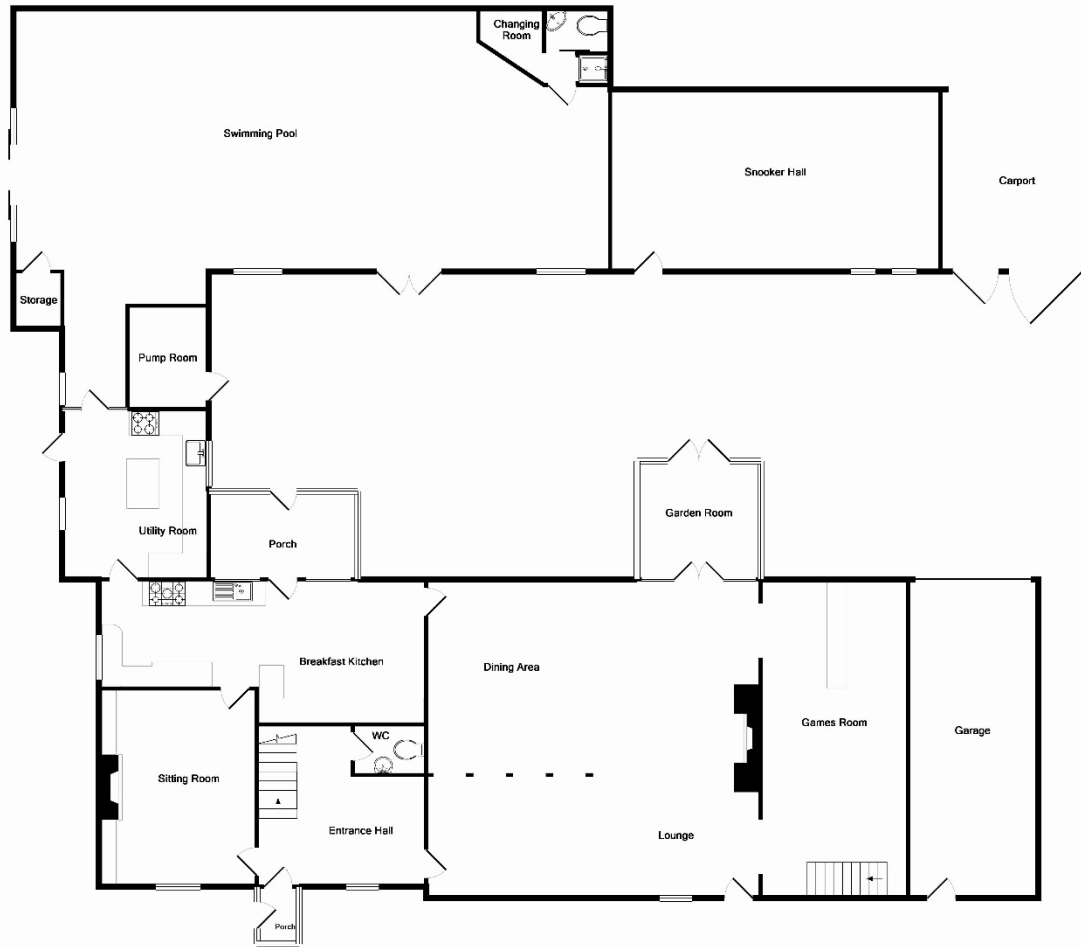




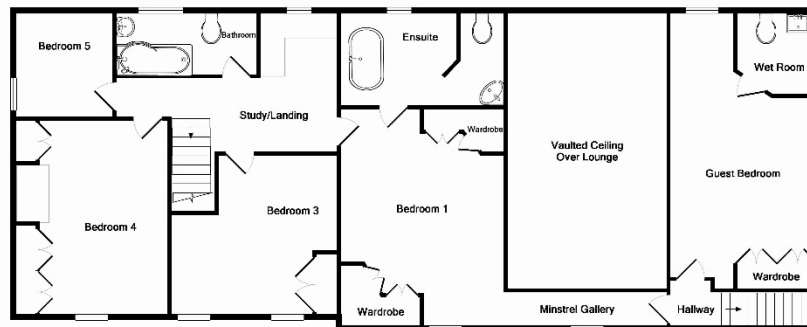








Ground Floor



1st Floor

Single Garage 7.76 m x 3.24 m  
Roller shutter access door.

Lawned and mature bordered garden to front with stone folly archway entrance. Side garden patio with feature stone patio table and flagged surface. Feature garden pond. There are two entrance gates off Brock Road with a sweeping driveway incorporating a small bridge over an open watercourse feeding to the pond. There is car parking to the side and rear of the property.

#### Grass Paddock

About 3 acres plus woodland beyond the immediate gardens and grounds ideal for keeping horses subject to providing paddock fencing and gates. Currently used as amenity garden/ playing field.

Services - Mains water, electricity, private foul drainage to a septic tank, LPG fired central heating system with a modern Ideal EcoMax boiler. We are verbally advised that the septic tank meets the Septic Tank Regulations 2020.

Tenure - We are advised the property is held freehold with vacant possession available upon completion

Council Tax – Wyre Council tax band F

EPC Rating within band G valid until 31 July 2025 Rating not reassessed since new efficient boiler installed and windows replaced.

Viewings – By strict appointment with the selling agent

Contact Adam Pickervance MRICS via email initially to [adamp@shpvaluers.co.uk](mailto:adamp@shpvaluers.co.uk)

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