



# Ian Anthony

The Estate Agents

**Myrtle Hall Farm, Prescot Road,  
£1,350,000**

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- BEAUTIFUL CHARACTER PROPERTY
- FAR REACHING COUNTRYSIDE VIEWS
- SIX BEDROOMS
- FABULOUS KITCHEN DINER
- OUTBUILDINGS AND DUTCH BARN
- FOUR RECEPTION ROOMS
- THREE BATHROOMS
- EXTENSIVE GARDENS



We're thrilled to present this charming semi-rural detached farmhouse to the market. Offering a blend of character and comfort, this property provides a serene retreat amidst picturesque surroundings. On the ground floor, the accommodation features a welcoming porch, a convenient cloakroom WC, and a series of inviting living spaces including a lounge, a sitting room, living room and a well appointed kitchen with dining room, office and utility room. On the first floor you will find six bedrooms (one complete with an en-suite and dressing room!) and a family bathroom. Stepping outside, the property is enveloped by lush greenery, creating a tranquil atmosphere. The extensive garden plot to the rear offers an open country aspect. With its idyllic setting and well-appointed living spaces, this farmhouse presents a unique opportunity to embrace a peaceful rural lifestyle. Viewing is highly recommended to fully appreciate the charm and potential that this p



**MYRTLE HALL FARM, PRESCOT ROAD, AUGHTON**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA  
 6191 SQ FT / 442 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale nor to be used.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		60
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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