



Mather Fold Farm

Egerton, BL7 9ES

Offers around £720,000



Situated behind private gates at the top of a cobbled lane off Blackburn Road in Egerton, this large, detached, stone property provides spacious accommodation for family life and an exciting opportunity with an attached barn that offers excellent conversion potential or a huge amount of storage space. The property sits on a large plot with walled gardens and a large courtyard, providing private parking for many cars.

A brief overview of the ground floor accommodation includes an entrance hall, open plan living area featuring a sitting and dining area with an open aspect kitchen, an understairs utility and pantry closet, and a separate front lounge. Upstairs are three generous double bedrooms and a shared family bathroom connected by a spacious landing. The property is filled with natural light with huge windows and neutral contemporary interiors, featuring recently installed new flooring throughout.

In addition to the main house, the attached barn includes the barn area itself with an open aspect second floor, several stables, an integral workshop with separate access, and an attached garage store.



The open plan living area with open aspect kitchen is undoubtedly the heart of this beautiful stone home, where cooking, dining, relaxing and socialising come together in one convenient space. With large windows pouring light in from all angles, it's an incredibly bright and airy room which enhances the calming tones of the contemporary interiors. The size provides excellent practicality for family life, with oodles of space for both a substantial sofa in the sitting area and a large dining table too. A chimney breast houses a stylish faux log burner with gas flame, adding a touch of modern design while retaining the countryside character and complementing the period style yet newly installed wall panelling. The window to the right of the chimney breast opens onto the southwest facing garden, offering an opportunity to install bifold doors with easy access onto the garden.

The kitchen offers scope to modernise and potentially open into the rest of the open plan living area if desired. Its current configuration features an electric oven, four-ring hob with concealed extractor hood, sink with drainer and mixer tap, in addition to an undercounter fridge and freezer. The understairs pantry and adjacent utility closet give further practicality, as does the breakfast area, and the entrance hall with fitted seating and storage.

The main lounge is a generous room of over 18 sq m, giving heaps of space to meet the demands of modern family life. It is finished to a similar stylish standard as the open plan living area, with a gas fire and large windows on both the front and side elevations.

Each of the three bedrooms on the first floor are excellent double sizes, affording a great amount of space for the whole family. The master bedroom and second bedroom are both complete with fitted furniture, and the third bedroom is an equally impressive size fitted with further wall panelling.

Barn & Conversion Potential

The attached barn offers an exciting opportunity for conversion to create what could be a vast, luxurious, and highly unique home. By converting the full barn, the new owner could approximately double the size of the existing home, which is already a great size. Within the existing structure, there is ample volume to create several additional bedrooms on the first floor, as well as an abundance of room for further living space and leisure facilities on the ground floor. Please contact our office for further queries.

The grounds match the house in their generous size, wrapping around the entire property, giving multiple spaces for outdoor living and practicality. The large, gated courtyard to the front and right side of the home provides plenty of private parking. To the left of the house is southwest facing with another cobbled courtyard and large walled lawn – this area of the property offers amazing relandscaping potential if desired, to make the most of the sunny outlook and large gardens. There's also a huge lawn at the rear of the property where the current owners have a hot tub and sports equipment for the kids. The main entrance to the property is at the front, however there's a second access via a cobbled lane and gate to the rear too.

This location is peaceful and secluded while benefitting from the perks of village life.

The selection of cafes, pubs and eateries in Egerton are just a minute up Blackburn Road, as are the wider variety of amenities in Bromley Cross, including mini-supermarkets, independent shops, and Bromley Cross train station. Plus, the larger retail area of Astley Bridge is just a few minutes in the car down the A666.

For the kids, there's a great selection of schools to choose from, with the well regarded Eagley School House Nursery and Walmsley CE School both within walking distance. And of course, Egerton is bordered by beautiful countryside, providing countless scenic views and walking trails on your doorstep. There's several good golf courses nearby, in addition to leisure facilities at Dunsar sports complex and Last Drop Village.

Tax band: G

Tenure: Freehold
Heating: Gas boiler with radiators and two gas fires
Boiler: Main combi boiler
WiFi: Starlink

A map showing the location of Eggleston, North Carolina. A green location pin is placed on a road. The map includes labels for 'Morrocks Fold', 'Bromley Cross', and 'Eagley'. The Google logo is in the bottom left, and 'Map data ©2025 Google' is in the bottom right.

Mather Fold Farm, Egerton

Total Approx. Floor Area 2722 Sq.ft. (252.9 Sq.M.)

(Designed and drawn by Lene Models for illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error)

Ground Floor
Approx. Floor
Area: 1342 Sq.Ft.
(124.7 Sq.M.)

First Floor
Approx. Floor
Area: 1380 Sq.Ft.
(128.2 Sq.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	77	53
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-30)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A	77	53
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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