

The Garth Old Church Road, Crosby







The Garth The Garth

- Detached farmhouse set within approx. 70 acres of ring-fenced land
- Peaceful rural location at the end of a private driveway off Church Road
- Four principal bedrooms, all with bespoke fitted wardrobes
- Master suite with dressing room and wet-room style en-suite
- Three spacious reception rooms, full-height entrance hall
- Bespoke hand-built hexagonal kitchen by Smallbone
- Double glazed throughout; oil-fired central heating
- Side garden, patio, and kitchen garden with greenhouse and raised beds
- Private walled 'Time Garden' accessed from living room and study
- Detached three-bedroom annexe
- Leisure wing with 10m x 4m heated indoor swimming poor
- Equestrian facilities

Set at the end of a long private driveway off Church Road, this detached farmhouse sits within approximately 70 acres of ring-fenced paddock land and offers a comfortable, well-appointed family home with a range of equestrian and leisure facilities.

The main house provides spacious and light-filled accommodation throughout, with most rooms enjoying dual-aspect views. A full-height entrance hall creates a welcoming first impression, and leads to three reception rooms, including a living room and study with direct access to the private, walled 'Time Garden'.

At the heart of the home is a bespoke, hand-built breakfast kitchen by Smallbone. Uniquely shaped with a hexagonal design, the kitchen overlooks the mature front garden and offers plenty of space for family life and entertaining.

Upstairs, there are four principal bedrooms, all with bespoke fitted wardrobes. The master bedroom includes a generous dressing room and a modern 'wet room' style en-suite bathroom. The house also benefits from double glazing and oil-fired central heating. Outside, there is a side garden, patio, and a well-established kitchen garden with greenhouse and raised beds.

A recently renovated, detached three-bedroom annexe sits near the main house and includes an attached leisure wing with a 10m x 4m heated indoor swimming pools

The equestrian facilities are well suited to private use or small-scale livery. The main barn includes five stables, a tack store, feed room, machinery storage, WC, kitchen and break-out area. A separate detached stable block provides four additional loose boxes and a further tack room. A floodlit outdoor menage is located near the driveway, along with extensive fenced grazing land. A large barn and stone-built triple garage complete the outbuildings.

This is a rare opportunity to acquire a well-rounded country property with a blend of comfortable living space, practical facilities, and attractive surroundings.







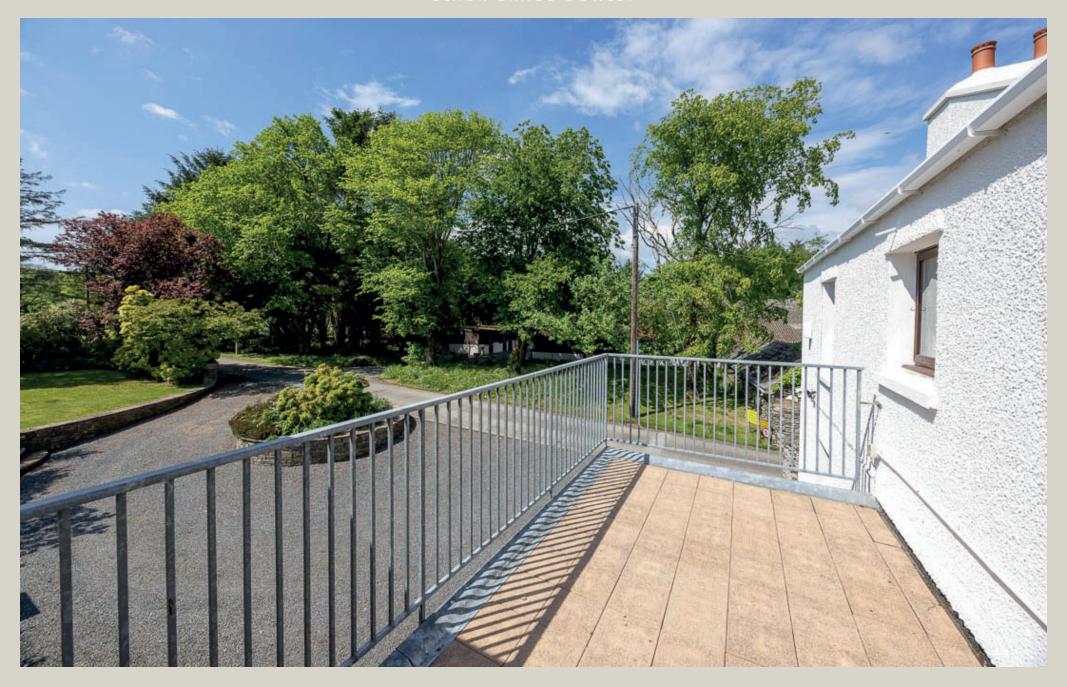




























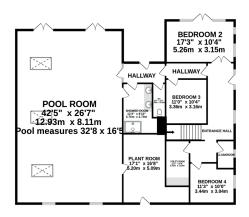


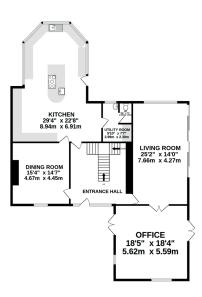




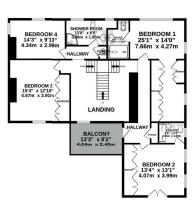
GROUND FLOOR 3984 sq.ft. (370.1 sq.m.) approx.

1ST FLOOR 2093 sq.ft. (194.4 sq.m.) approx.









TOTAL FLOOR AREA: 6077 sq.ft. (564.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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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