

FOR SALE

The Templars, Halfpenny Lane, Heskin, PR7 5PR

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



The Templars, Halfpenny Lane, Heskin, PR7 5PR

Spacious four bed character home enjoying panoramic countryside views in idyllic rural setting.



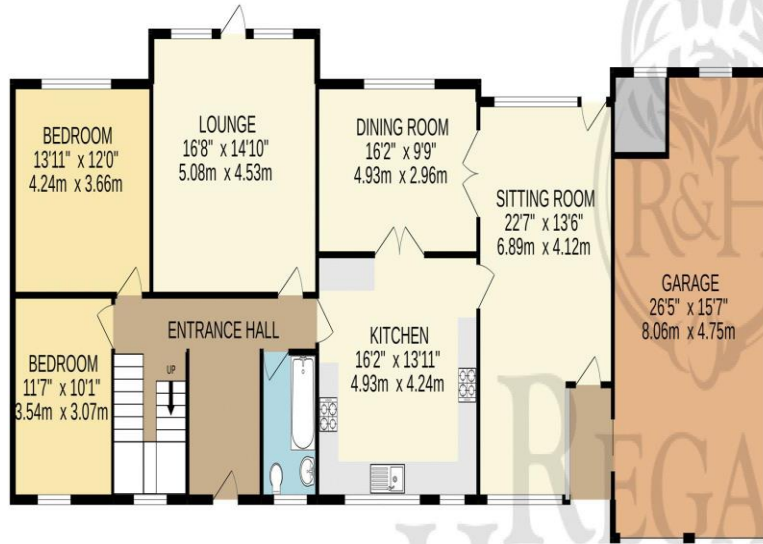
- Distinctive 4 bed detached family home
- Highly coveted county lane
- Gorgeous rural setting
- Panoramic countryside views
- Beautiful enclosed west-facing garden
- Extensive parking & double garage
- Characterful bright & spacious interior
- 2873 SQ.FT. / Freehold

Enjoying a beautiful rural setting that is genuinely hard-to-beat 'The Templars' is sat on a leafy, highly coveted county lane behind beautiful mature gardens that enjoy panoramic views and total privacy with no neighbours either side and only paddocks with horses to the rear. Brimming with instant appeal, you drive off the lane onto an extensive gravelled driveway that provides ample off road parking and leads to an attached double garage with power & lights and a workshop area.

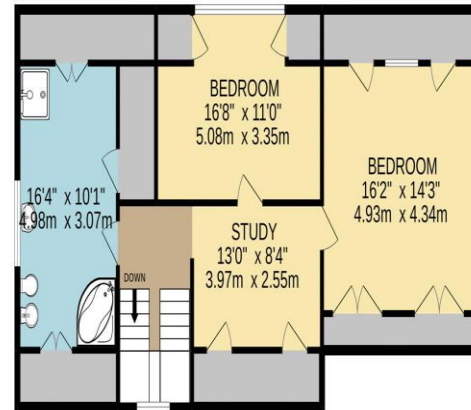
Outside, to the front there is a lovely sunny lawned garden the size of a football pitch with pretty mature borders and seating areas enjoying westerly aspects. To the rear there is a charming garden with gravelled patio that is perfect for al fresco dining and has mature planting to the boundaries and a low fence that takes advantage of the vista over adjoining farm land and grazing pastures for ponies and sheep. The house has panoramic 360 views with every window in the house overlooking gorgeous countryside and although some parts do require cosmetic updating and remodeling to bring it up to modern standards (a fact reflected in the competitive asking price) the property boasts a substantial footprint and lovely bright and spacious accommodation throughout. Including the attached double garage the ground floor space alone totals 1869 square feet which is larger than most four bedroom detached houses have in total and comprises a centrally placed entrance hallway, a formal lounge with beamed ceilings and feature Minster stone fireplace with open fire, dining room with beamed ceiling (both enjoying lovely aspects over the rear garden and fields beyond) and a well-appointed, hand painted breakfast kitchen with AGA range cooker that leads through to a large additional family / sitting room with dual aspects. Completing the accommodation downstairs there are two double sized bedrooms and a recently modernised 3 piece family bathroom. Upstairs there is a full floor of extra accommodation totalling over 1,000 square feet comprising a really impressively-sized 5 piece family bathroom plus a study area on landing that leads to two large bedrooms. All the rooms have good ceiling heights and storage in the eaves. Warmed by oil Fired central heating (Worcester boiler) the property has recently benefited from all new uPVC double glazed windows and doors.



GROUND FLOOR
1869 sq.ft. (173.6 sq.m.) approx.

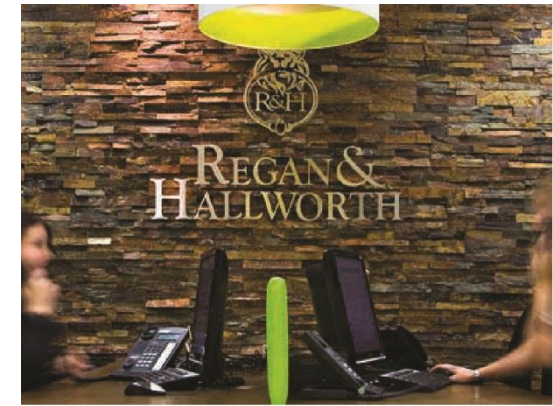


1ST FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA : 2873 sq.ft. (266.9 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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

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