

FOR SALE

Woodend Cottage, Sennicar Lane, Haigh, WN2 1LS

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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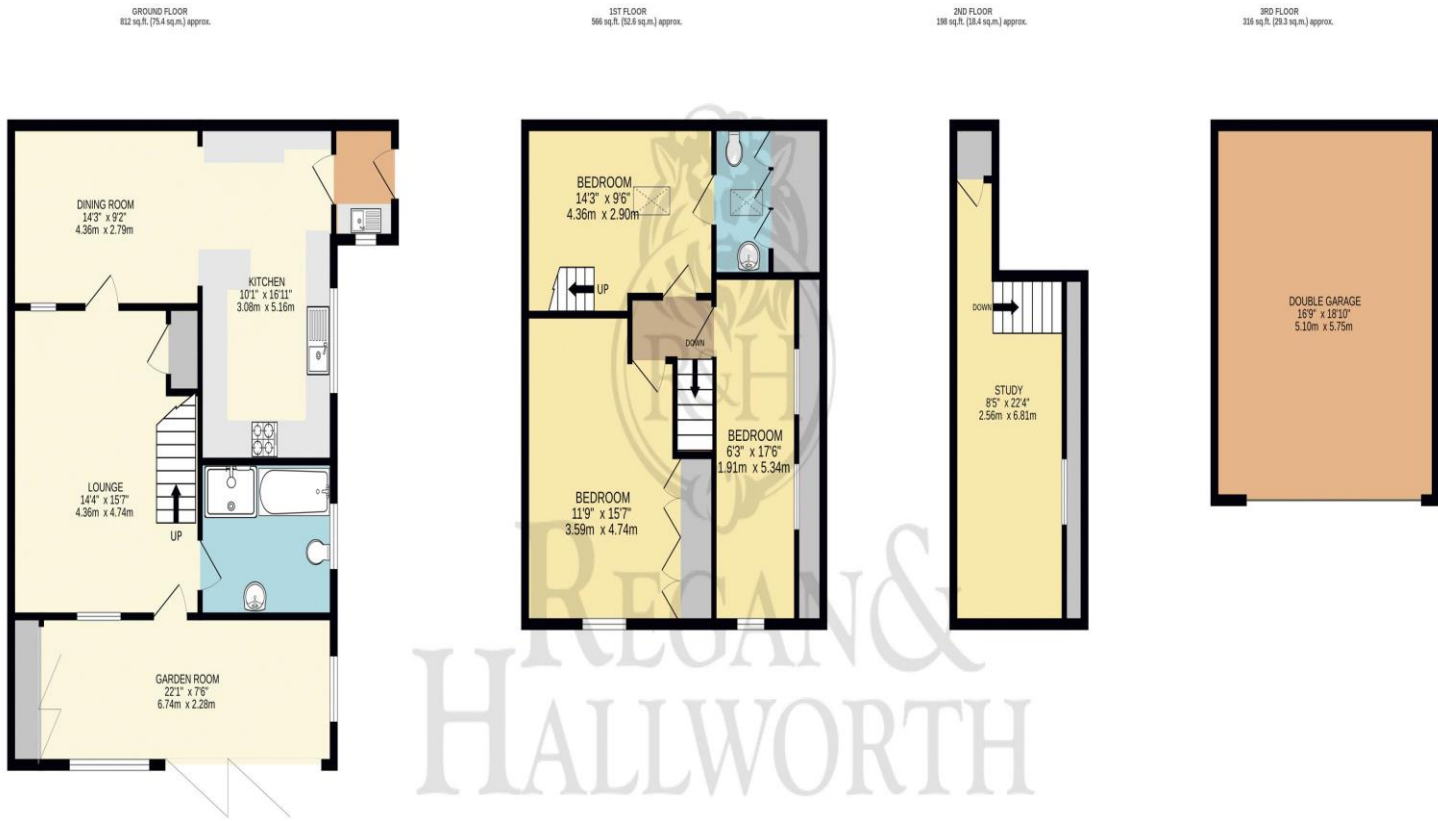
Wonderful stone barn conversion nestled right the middle of pretty Haigh



- Gorgeous stone barn conversion
- Idyllic rural Haigh location
- Wonderful overall plot
- Off road parking & double garage
- 3 bedrooms / 3 reception rooms
- Brimming with pretty features
- Beautiful cottage-style gardens
- 1829 SQFT

Enviably positioned along the idyllic Sennicar Lane - a highly coveted, & peaceful rural setting positioned right in the curtilage of Haigh & resting within a stunning mature plot. Woodend Cottage is a this wonderfully unique barn conversion & offers buyers a rare opportunity to purchase in a setting where properties seldom come available. Dating back to 1680, the home is set across two floors, plus a mezzanine with additional home office / study and totals a very deceptive 1829 square feet of charming, cottage-style living space which has been significantly improved by the current owners. Boasting lots of lovely features such as pretty ceiling beams & trusses, plus exposed stone walls & wooden floors downstairs, the home in brief comprises; an entrance porch, a large main lounge with open fireplace, a second lounge / dining room, a quality fitted kitchen which benefits from a range of integrated appliances, a ground floor bathroom plus a stunning extension with vaulted ceiling & bi-folding doors that lead out onto the superb garden. Upstairs, there are three bedroom, one of which benefits from a en-suite wc & there is an additional room which could be used as a study / possible home office. Externally the home benefits from a simply exceptional plot & gardens. The rear garden is spacious & mature & enjoys a wonderful open aspect. The garden is well stocked with various plants, flowers, a pretty cobbled wall & pathways plus there is a decked patio area off the extension for sitting out & taking in the south-westerly rear aspect & sun all day. To the front there are additional patio areas, plus potting shed / greenhouse combination and additional storage shed for garden tools. There is a ample off road parking for numerous vehicles plus there is a large double detached garage too. Furthermore, our clients have installed a new highly efficient boiler in the property just last year. Locally, the property is conveniently positioned within Haigh Country Park & therefore close to the hall itself with its numerous shops / amenities, local butchers and independent brewery. Early viewings are highly recommended on this genuine one-off barn conversion.

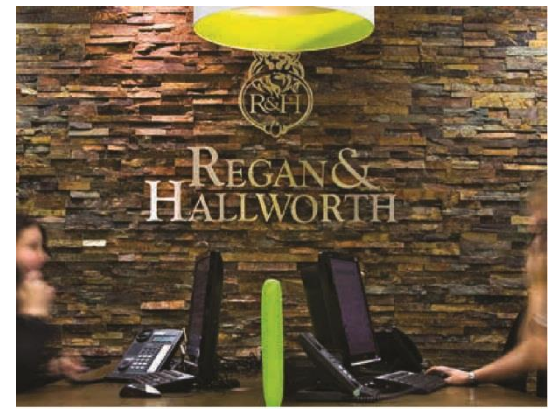




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TOTAL FLOOR AREA : 1891 sq.ft. (175.7 sq.m.) approx.

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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