

FOR SALE

The Barn, Dawber Delph, Appley Bridge, WN6 9LN

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



The Barn, Dawber Delph, Appley Bridge, WN6 9LN

Unique, characterful and innovative barn conversion offering over 5,000 SQ.FT. in total.



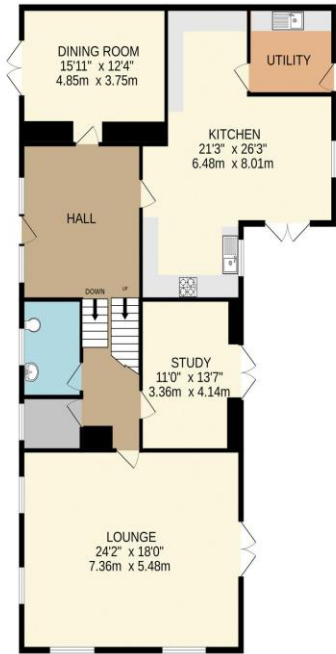
- Exceptional stone built family home
- Close to motorway & rail networks
- Stunning 0.52 acre garden
- Outside office / gym with WC
- Prime semi rural location
- Five bedrooms / Four bathrooms
- Triple garage with loft room
- 5019 SQ.FT. / Freehold

This stunning stone-built barn conversion is part of an exclusive and highly coveted development, comprising just a few unique houses. Set amidst mature woodland, it offers a distinctive and tranquil setting, perfect for those seeking both luxury and privacy. Tucked away in the prime spot within the close, this property also occupies the largest plot, boasting impressive gardens spanning 0.52 acres. The gardens feature a private gated entrance with electronic gates and CCTV, a mix of stunning patio areas, a large cobbled courtyard with a specimen tree, a substantial triple garage with a converted loft room and a recently landscaped garden area perfect for outdoor living. This garden includes a lawn, patio, pergola, and pizza oven. Additionally, a renovated stone-built outbuilding in the courtyard serves as an outside office/gym or small annexe, complete with its own toilet/WC. Internal viewing is absolutely essential to appreciate the wealth of high quality accommodation on offer but will also reveal a unique, characterful, and innovative home unlike anything else on the market right now. Arranged over three floors it offers a staggering 3859 square feet of simply stunning living space comprising a reception hallway with balcony landing and floor to ceiling windows overlooking the private front courtyard. On the ground floor there is a sleek and stylish lounge with central focal fireplace, study, formal dining room and a spacious well-appointed living kitchen fitted with a range of shaker style wall and base cupboards, a central island and a family seating area with French doors that open onto a patio. Completing the accommodation downstairs there is a utility room and WC. Upstairs there are three large bedrooms, three bathrooms plus a luxury master suite that includes a stunning ensuite bathroom and walk in wardrobe/dressing room. On the top floor there is another big bedroom with two additional storage rooms that offer potential to easily convert into a cinema room, another bedroom and/or bathroom. Gas central heating and high quality double glazing ensures a warm and energy efficient home.

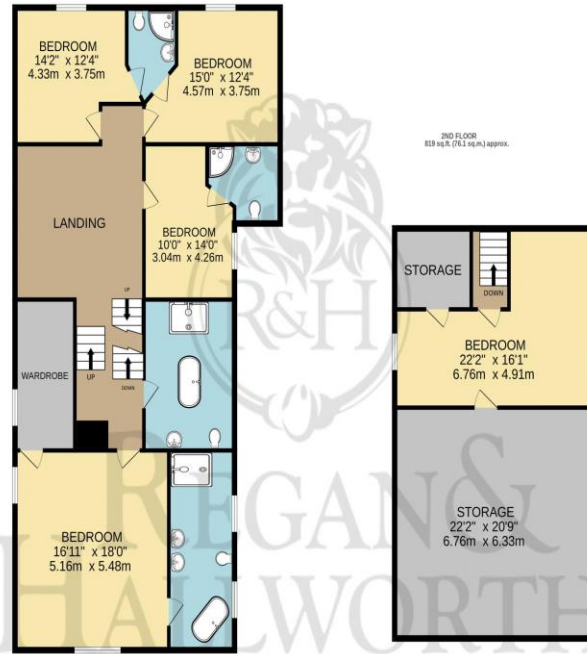




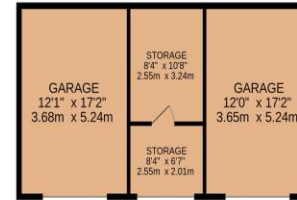
GROUND FLOOR
1554 sq.ft. (144.3 sq.m.) approx.



1ST FLOOR
1488 sq.ft. (137.3 sq.m.) approx.



OUTBUILDINGS
1067 sq.ft. (98.3 sq.m.) approx.



OUTBUILDINGS
153 sq.ft. (14.2 sq.m.) approx.

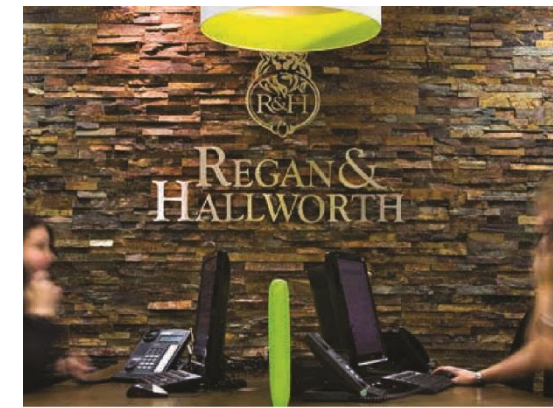


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TOTAL FLOOR AREA : 5019 sq.ft. (466.2 sq.m.) approx.

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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WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com



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