

FOR SALE

The Stables, Rectory Lane, Standish, WN6 0XD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



The Stables, Rectory Lane, Standish, WN6 0XD

Totally unique former stables resting within a substantial 1 acre plot & available chain free.



- Unique detached family home
- Former stables to Rectory Farm
- Large driveway & double garage
- Available chain free
- 4 bedrooms / 2 reception rooms
- Substantial 1 acre plot
- Wonderful semi-rural setting
- 2088 SQFT

Brimming with instant kerb appeal & offered to the market with the added benefit of no chain delay - The Stables, Rectory Lane is a totally unique, one-off property that simply must be viewed to be fully appreciated. Nestled in a beautiful, mature plot that extends to just over an acre, this wonderfully pretty home was a formerly a run of stables & originally dates back to the early 1800s. Once part of Rectory Farm itself, the stables and barns were converted into dwellings in the mid '90s & interestingly, none of the conversions that form the Rectory Farm development have ever been on the open market, until now.

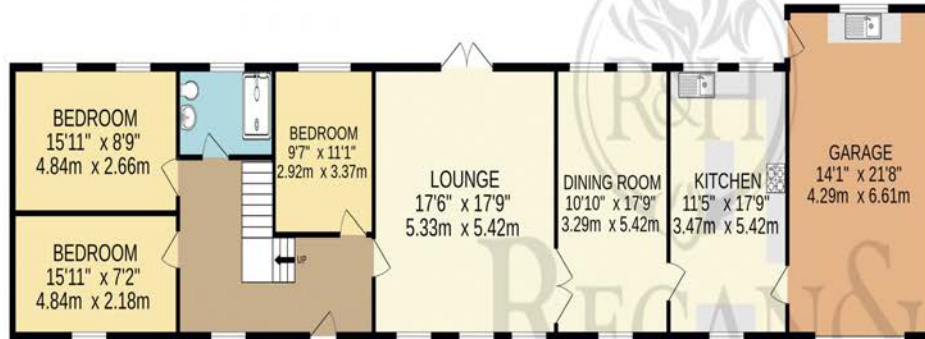
Providing a unique layout that is predominantly laid across the ground floor, plus a spacious master suite upstairs - the home offers in excess of 2000 square feet of beautifully maintained living space that in brief comprises; a main entrance hallway, a pretty main lounge, dining room & fitted kitchen (which could easily be knocked through to create a more open plan design). The kitchen itself is finished with a central island unit, granite worktops & a range of integrated appliances, plus provides access into the large double garage. The ground floor also provides three bedrooms & a stylish shower room, with the master suite upstairs that affords a walk-in wardrobe & en-suite too.

Externally, the plot & setting here are real features of the home. There is a long sweeping driveway to the front giving access to the garage. The wonderful, mature gardens extend to just over an acre & completely wrap around the property. The gardens are private, beautifully maintained & well screened. The home is warmed by gas central heating & the boiler was replaced just 5 years ago. Viewings are essential to appreciate the quality of home on offer





GROUND FLOOR
1628 sq.ft. (151.3 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 2088 sq.ft. (194.0 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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