

**FOR SALE**

The Stables, Robin Hill Farm East, Standish, WN6 0PS



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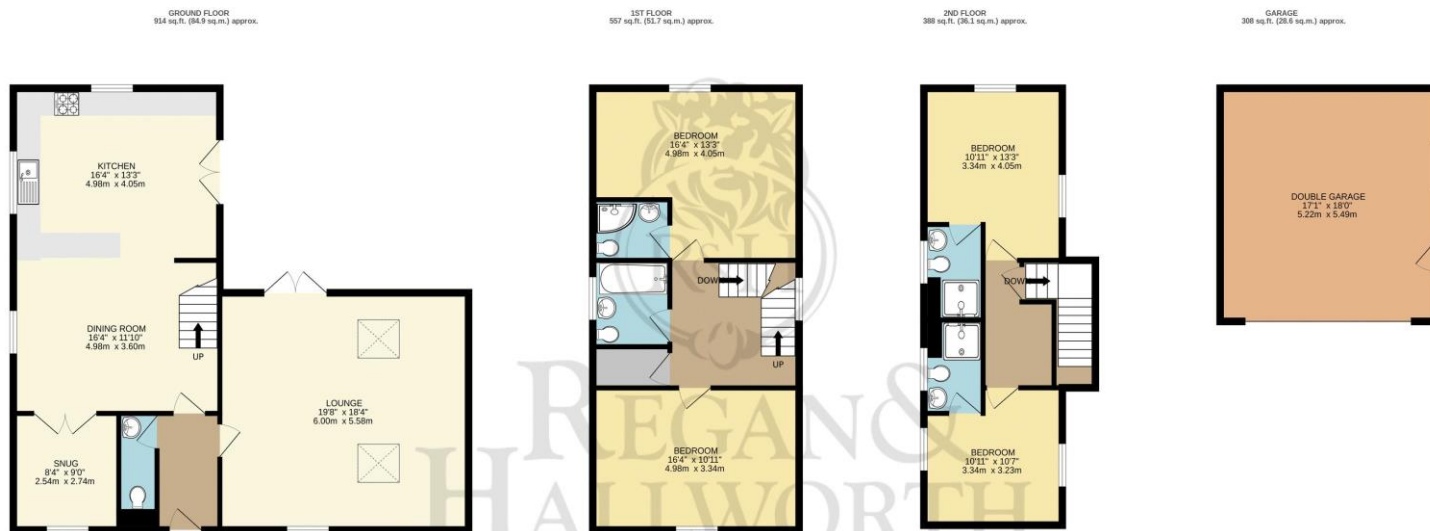
*Eco-friendly four-bed home with character in exclusive gated setting.*



- Distinctive family home
- Exclusive farmhouse development
- 4 double bedrooms & 4 bathrooms
- Sweeping driveway & double garage
- Underfloor heating
- Electronic gated entrance
- Large & very private garden
- 2167 SQ.FT. / Freehold

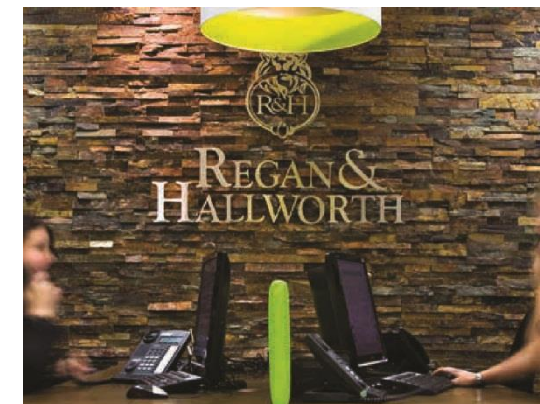
Set within an exclusive gated farmhouse development, The Stables is a distinctive and eco-conscious home offering spacious four-bedroom accommodation arranged over three impressive and character-filled floors. Positioned at the end of a private, little-known lane off Robin Hill Lane in Standish, this exceptional home occupies the largest plot in the development, approaching one-third of an acre, and is the only residence to benefit from its own private gated driveway, while the remaining homes share a communal courtyard. Thoughtfully designed for family living, the home features two upper floors, each with two double bedrooms and a bathroom, providing privacy and flexibility. The extensive ground floor which totals over 900 square feet of living space alone is centred around an inviting open-plan layout, comprising a welcoming reception hallway with cloakroom/WC, leading into a spacious dining area and a well-appointed kitchen. The kitchen features a comprehensive range of modern Shaker-style units, a breakfast bar, and opens into a cosy snug/sitting room via double doors. Completing the ground floor is a striking lounge that perfectly balances rustic charm and modern comfort, with soaring ceilings and a beautiful exposed brick fireplace with a multi-fuel stove. The grounds and setting of this property are a true highlight. Accessed via a secure gated entrance into the development, the home benefits from its own set of electric gates, offering enhanced privacy and security. A sweeping driveway leads to a detached double garage and ample hardstanding for parking. The mature, beautifully landscaped gardens wrap around the sides and rear of the home plus there is a communal courtyard to the front. Additional features include double glazing and central heating with an air source heat pump and underfloor heating, ensuring high energy efficiency. Internal viewings are highly recommended to fully appreciate the space, setting, and quality on offer in this unique family home.





The Professional Estate Agents

**TOTAL FLOOR AREA : 2167 sq.ft. (201.3 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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