

FOR SALE

31, Higher Lane, Upholland, WN8 0NL

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



31, Higher Lane, Upholland, WN8 0NL

Charming three-storey cottage in the heart of the Historic village of Upholland



- Chocolate box 2 bed home
- Kitchen diner with garden access
- Lounge with wood burner
- Gas central heating / Double glazing
- Unique 3 storey layout & design
- Cottage style garden
- Newly refurbished bathroom
- 628 SQ.FT

Nestled in the heart of the historic and highly desirable village of Upholland, this beautiful period cottage forms part of a picturesque hamlet of character homes that rarely come to market. Combining timeless charm with modern design, this unique property is full of character and larger than it first appears.. The accommodation is arranged over three floors, providing an exceptional sense of space and flexibility. A closer inspection is strongly recommended to fully appreciate the layout, design, and delightful views this home has to offer. The real surprise lies in the lower-ground floor, where you'll find a large kitchen/diner with stylish fittings and sliding doors that open directly onto a raised decked patio—perfect for indoor/outdoor living and ideal for entertaining during the warmer months. Beyond the decking lies a charming lawned cottage garden, bordered by mature planting and backing onto established trees creating a tranquil retreat. The ground floor features a bright and welcoming lounge with dual-aspect windows, a charming feature fireplace, and a cosy wood-burning stove—creating a warm and inviting space ideal for relaxing evenings. Upstairs, the top floor comprises two bedrooms and a recently modernised bathroom.

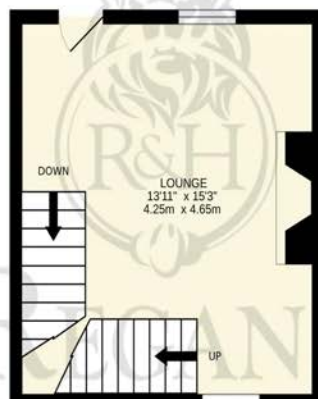
Externally, the cottage enjoys a peaceful and elevated position with a delightful rear aspect that enhances the sense of privacy and natural beauty. Despite its quiet location, the property is perfectly situated for convenience—within walking distance of local amenities and well connected via Upholland train station and the nearby motorway network, making it ideal for commuters. This chocolate-box-style cottage would be perfectly suited to those looking to downsize without compromising on space or charm, as well as young professionals seeking a characterful and stylish home in a picturesque setting. Early viewing is highly recommended to appreciate the individuality, location, and quality of this truly delightful home.



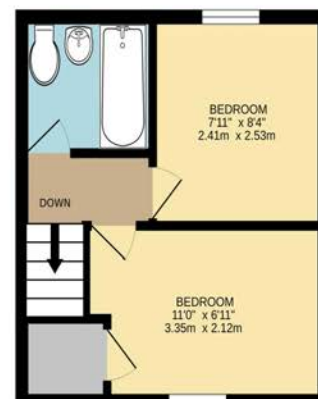
LOWER GROUND FLOOR
211 sq.ft. (19.6 sq.m.) approx.



UPPER GROUND FLOOR
204 sq.ft. (19.0 sq.m.) approx.

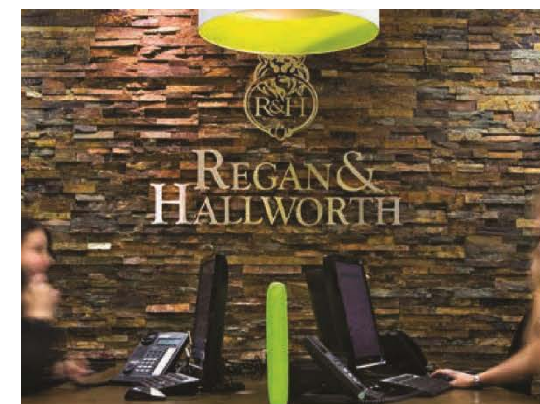


1ST FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 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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