



The Priory House, Church Street, Upholland, WN8 0ND



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





The Priory House, Church Street, Upholland, WN8 0ND

An elegant Georgian family home boasting a luxury finish & 6188 SQFT of living space.



- Elegant Grade II listed residence
- 7 bedrooms / 4 bathrooms
- Circa 1720s
- Expertly renovated throughout
- Luxury, bespoke finish
- Set across three floors
- 1.5 acre of stunning gardens
- 6188 SQ.FT

The Priory House is a magnificent Grade II listed home set within stunning grounds that extend to approx 1.5 acres in size. Comfortably one of the finest properties in West Lancashire, this elegant family home is set across three floors of luxury living space that has been carefully restored and renovated to the highest possible standards & now totals a substantial 6188 square feet of simply exceptional living space.

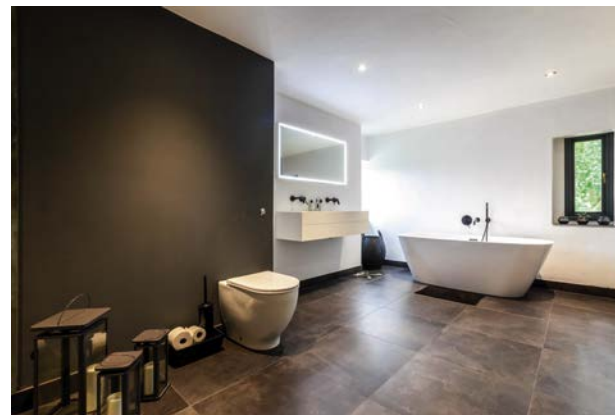
Dating back to the 1700s, the home is brimming with local history & rests within private, mature grounds in a conservation area that perfectly balances seclusion & solitude, whilst conveniently being within easy reach of the village's numerous shops, amenities, excellent schools and motorway transport links.

The home has been completely transformed into the bespoke, luxurious living space it is now. Tremendous care has been taken to retain the home's Georgian style, whilst sympathetically bringing a very stylish & contemporary sensibility to the finish. The highest quality of fixtures and fittings has been used throughout & the result is a genuine one off home that is superior to anything else on the market right now.

The property is arranged across 3 floors and provides 7 bedrooms with 4 reception rooms and 5 bathrooms. Each room has been finished and decorated impeccably, with the works including complete re-plastering, a full re-wire, underfloor heating throughout the ground floor and in every en-suite, a superb high spec fitted kitchen designed & installed by the Authentic Kitchen Co Knutsford, plus luxurious bathrooms, en-suites, floorings & a brand new, highly efficient Biomass heating system installed.

Other highlights include; the former chapel to the side which has been cleverly converted into a flexible Orangery with feature burner, a gym, plus a simply exceptional master bedroom with wonderful walk-in wardrobe and an extravagant en-suite bathroom.

Externally the home is accessed through secure electric gates and opens into a superb circular driveway, with the home standing proudly overlooking the gardens. There is a spacious 600 SQFT detached garage, beautifully maintained formal gardens that wrap around the property and various stone outbuildings and walls, some of which date back to the 1300s. This is a true one off property and early viewings are absolutely essential to appreciate the quality on offer.

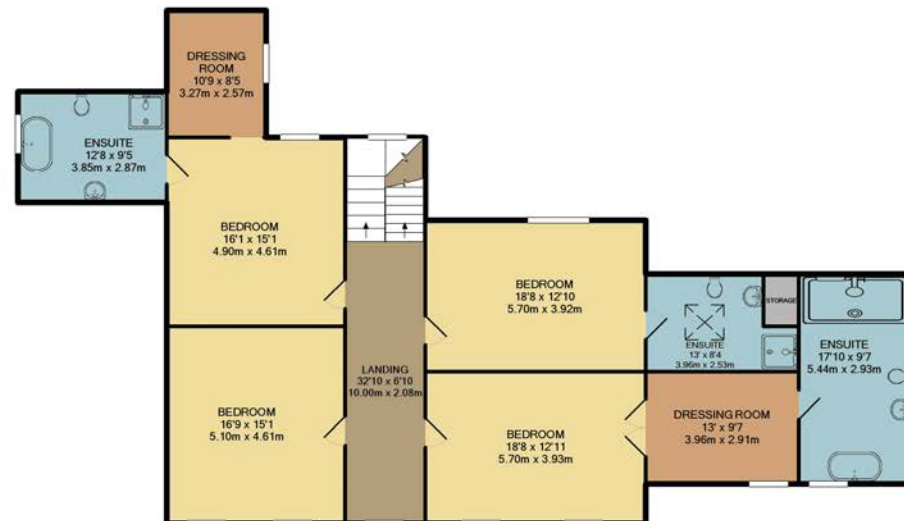




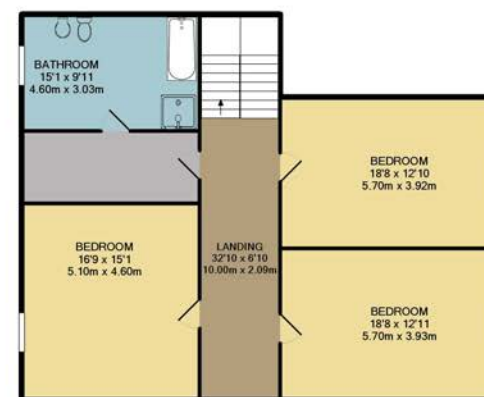




GROUND FLOOR
APPROX. FLOOR
AREA 3171 SQ.FT.
(294.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1815 SQ.FT.
(168.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 1202 SQ.FT.
(111.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 6188 SQ.FT. (574.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.

Made with Metropix 60019



REGAN & HALLWORTH
The Professional Estate & Letting Agents





We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given by us that they are in working order. All measurements and land sizes are quoted approximately. Tenure- Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. Council Tax - You are advised to contact the local authority for details. Wigan: 01942 244991 West Lancashire: 01695 585258 Chorley 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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

Wigan Office:

4-6 Library Street, Wigan
Lancashire WN1 1NN

01942 205555

wigan@reganandhallworth.com

Chorley Office:

10 Cleveland Street
Chorley PR7 1BH

01257 232300

chorley@reganandhallworth.com

www.reganandhallworth.com