

TO LET

The Ostlers, Mill Lane, Aughton, L39 7HJ

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



The Ostlers, Mill Lane, Aughton, L39 7HJ

Amazing period stone built detached family home located in the rural village of Aughton

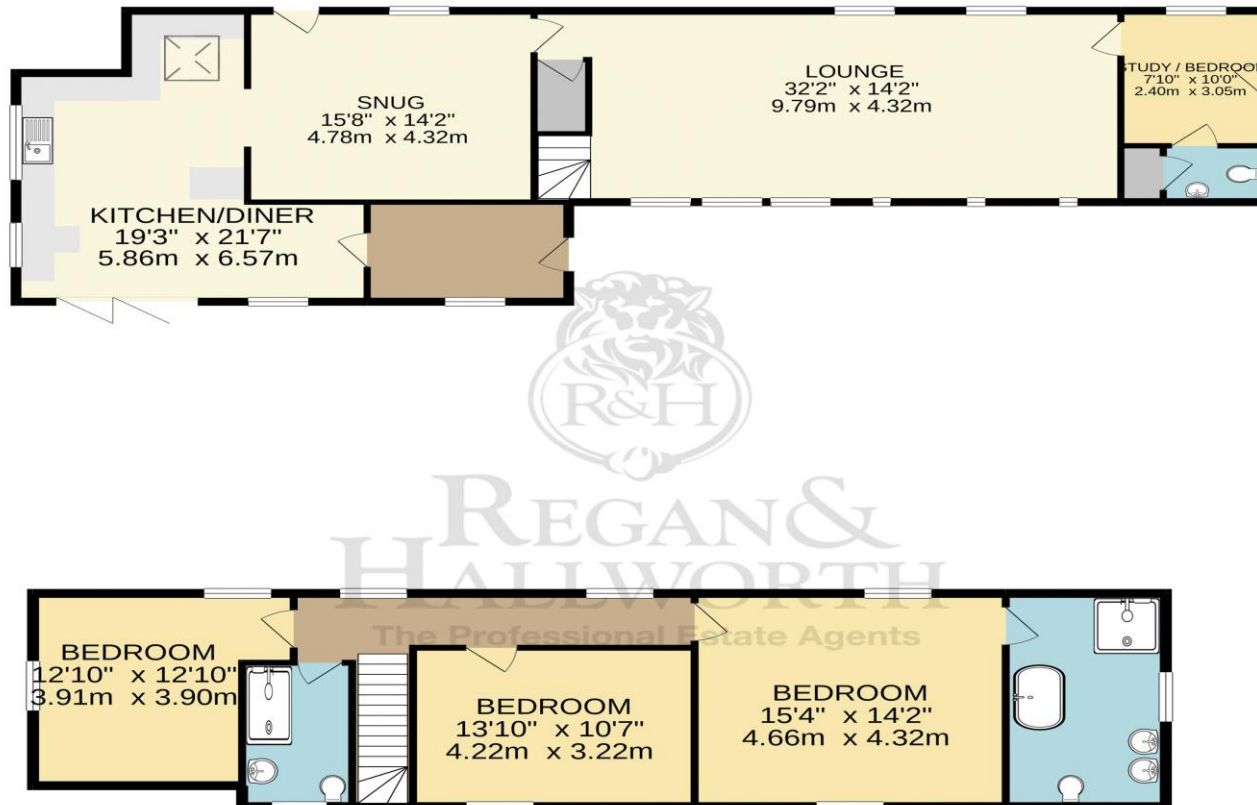


- Outstanding period family home
- Spacious reception rooms
- Three / four good sized bedrooms
- Landscaped gardens and driveway
- Breath taking fixtures and fittings
- Open plan kitchen / dining room
- Modern family bathroom & en-suite
- 1941 SQ. FT.

This is a truly RARE and EXCITING opportunity to rent a breath-taking period property situated in the rural village of Aughton. The Ostlers is situated along the popular Mill Lane with stunning countryside on the doorstep yet is still close to a range of amenities, public transport links, schools, outstanding country walks and is just a short drive to several major motorway networks. The property originally dated back to the 1800's but has been lovingly resorted and renovated to the highest of standards throughout now boasting a modern and contemporary feel with many original features. Offered for let FURNISHED or UN-FURNISHED The Ostlers has just over 1900 square foot of accommodation situated over two floors. On entering the property, the revealed original stonework takes you through the entrance hallway into a superbly fitted and open planned kitchen / dining area with by-folding doors leading out on to the garden. The kitchen is well equipped with a range of wall, base and drawer units along with integral appliances. Off the kitchen / diner is a spacious snug packed full of original features and a door leading through to the formal lounge. The family lounge is just over 32 foot long and is again tastefully decorated and furnished and packed full of some beautiful original features and quirky windows. At the far end of the property and finishing off the ground floor is a separate room which could be used as a home office / bedroom with cloak room wc. Up on the first floor the landing has some lovely feature windows and gives access to the first well equipped double bedroom with bed and wardrobes. There is then a modern fitted family bathroom with shower, wc and sink unit and the second fully fitted double bedroom. At the far end of the property sits the formal master double bedroom with large en-suite bathroom comprising of roll top free standing bath, separate shower unit, wc and double sink unit. Externally the property is surrounded by an original period stone wall with electric gates giving access to a private secure driveway. The well landscaped garden consists of patio area and well maintained lawn with borders stocked with mature plants and shrubs. Internal inspection is truly recommended to fully appreciate the overall size, amazing finish, and excellent location.







TOTAL FLOOR AREA : 1941 sq.ft. (180.3 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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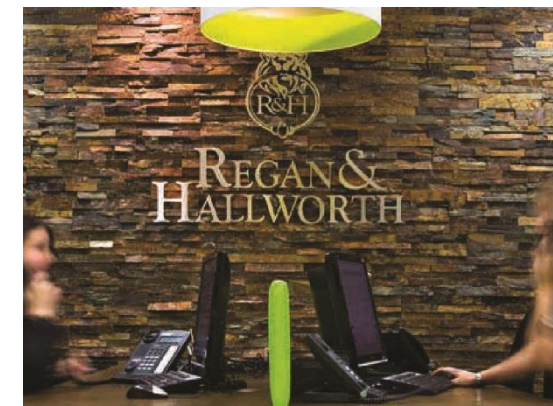
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given 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.



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