



Upperwood Barn

Standish Wood Lane, Standish, Wigan, WN6 0YA



p wilson & company
chartered surveyors



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For Sale as a Whole
Guide Price of £1,250,000

- Beautiful immaculate stone barn conversion.
- The property is expansive and has five bedrooms, four reception rooms and two en-suites to offer.
- Total plot size circa 4.5ac with manicured gardens providing a range of uses for prospective buyers.
- Ideally located providing the rural yet convenient location.
- Planning consent granted for an agricultural building of approximately 2400sqft.



Particulars of sale

Upperwood barn is a beautiful barn conversation located in a rural yet convenient location. Situated off Standish Wood Lane in the beautiful village of Standish, the property benefits from panoramic views of open countryside. The property sits in a large private plot extending to around 4.5 acres, briefly comprising five double bedrooms, four reception rooms, and large outbuilding. Beautifully converted and maintained, the property exudes character, with a modern touch resulting in a fabulous family home.

Ground Floor

Entrance Hallway/Dining Room

8.95m x 4.42m

Beautiful welcoming space with galleried landing. Multifuel stove and stairs off.

Lounge

4.45m x 4.42m

Cosy lounge open to multifuel burner.

Kitchen

6.71m x 4.85m

The heart of the home, featuring stunning statement oil fired AGA, dual aspect with beautiful countryside views, central island with seating and exposed beams.

Pantry

2.69m x 1.35m

A convenient space located just off the kitchen

Boiler Room

2.33m x 1.35m

Utility Room

4.24m x 3.43m

With plumbing for washing machine and space for dryer, in addition to storage for coats and boots.

WC

2.33m x 1.22m

Two-piece suite comprising WC and wash hand basin.

Snug

4.45m x 3.53m

Additional lounge area, providing space for family life.

Office

4.45m x 2.99m

Ideal space for working from home, to the rear of the property enjoying views of the garden and beyond.

First Floor

Galleried Landing

Feature galleried landing, benefiting from roof lights. A statement to the open feel of the property.

Master Bedroom

4.84m x 4.48m

Spacious master suite leading to luxury dressing area and en-suite.

Dressing Area

3.61m x 2.53m

An excellent sized wonderful addition to this home with a range of storage.

En Suite

3.1m x 1.6m

Four-piece suite comprising WC, wash hand basin, bath and double shower cubicle.

Bedroom 2

4.81m x 4.27m

Beautiful sized second bedroom with en-suite.

En Suite

3.57m x 1.17m

Three piece suite comprising WC, wash hand basin and double shower cubicle.

Bedroom 3

4.81m x 3.84m

Another room of great proportion with roof light overlooking the front of the property

Bedroom 4

4.47m x 3.28m

Spacious bright room with roof light overlooking the front of the property

Bedroom 5

4.28m x 3.24m

Fifth double bedroom, with roof light overlooking the front of the property.

Bathroom

3.56m x 2.89m

The bathroom has a four-piece suite comprising wash hand basin, WC, double shower cubicle and bath.

Outside

The property benefits from a private position at the end of a country lane, with ample parking to the rear and side of the property, immaculate garden areas laid to lawn with planted shrub and tree borders, in addition to outbuilding providing garage for parking cars indoors, large storage area and workshop.

Outbuilding

Fantastic outbuilding suitable for a variety of different uses, with power and lighting.

With additional planning consent granted for substantial agricultural building, details of which can be found on Wigan Council website using reference A/24/97881/AG.

Services

The property benefits from a mains water and electricity, with drainage to sewage treatment plant and oil-fired central heating.

Tenure

The property is freehold and is offered with vacant possession on completion.

Rights of Way, Easements and Wayleaves

The property is sold subject to all existing rights of way, wayleaves and easements.

Viewing

The property is available to view strictly by arrangement with P Wilson & Company.

Method of Sale & Guide Price

The property is offered for sale by private treaty. Offers are sought in the region of £1,250,000.

Enquiries/Viewings

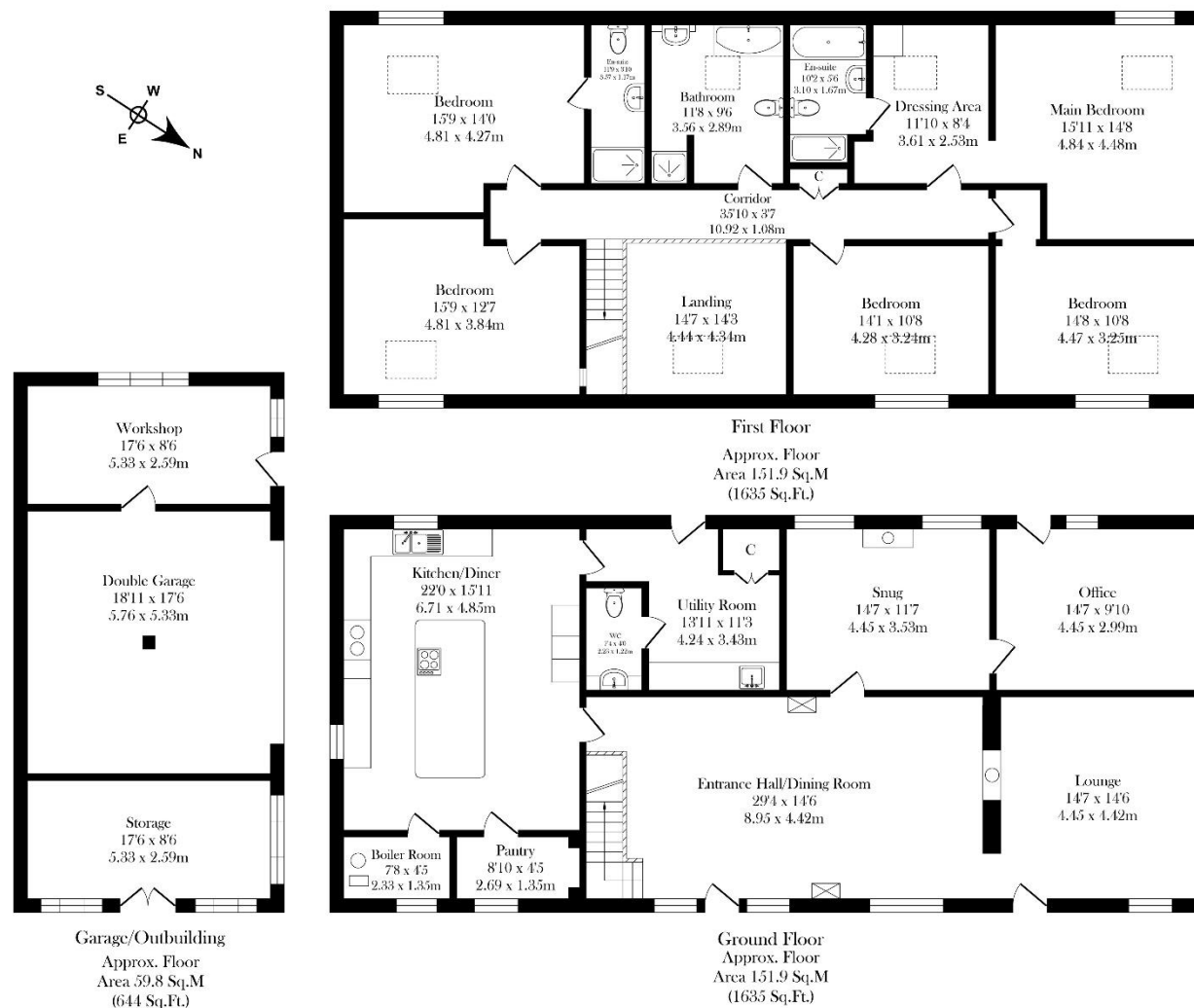
Viewings are strictly by appointment only arranged through P Wilson & Company. All enquiries should be addressed to Leah Halik at P Wilson & Company.

leah.halik@pwcsurveyors.co.uk

Tel: 01772 882277

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