



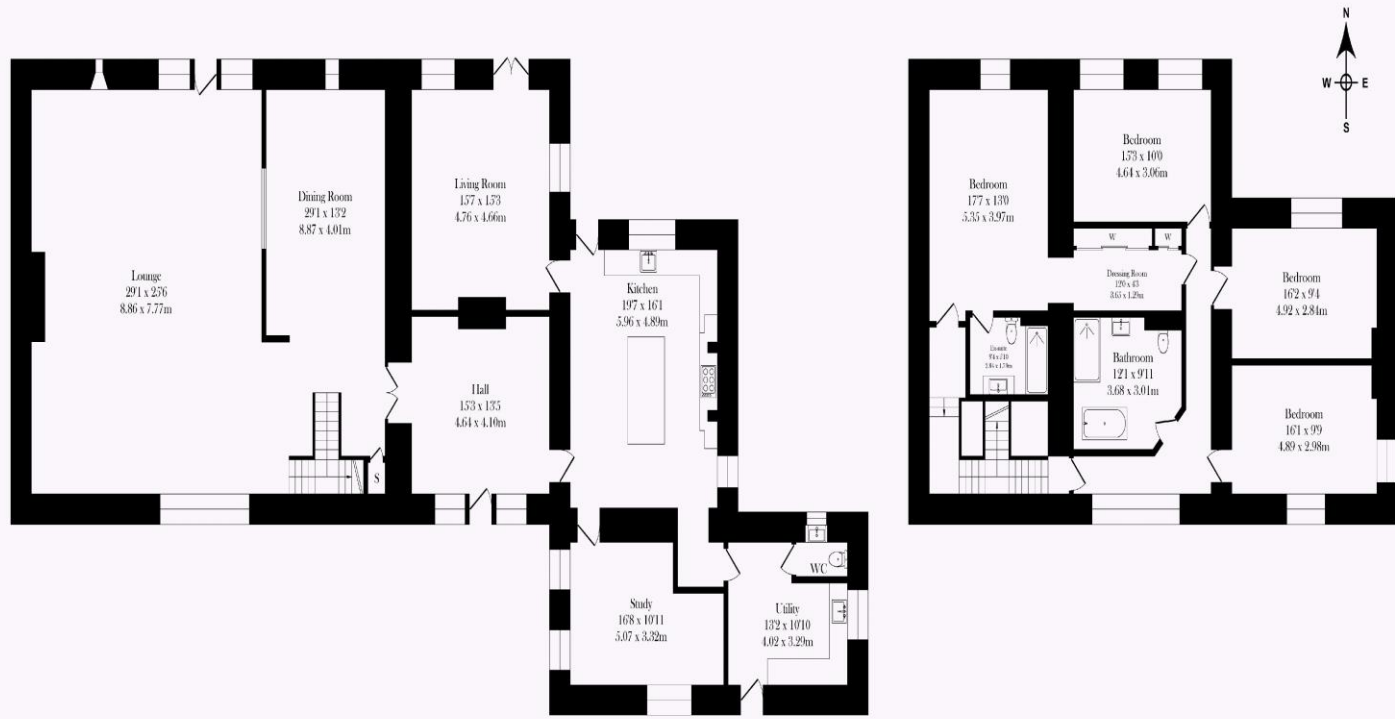
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Ground Floor
Approx. Floor
Area 231.7 Sq.M
(2191 Sq.Ft.)

First Floor
Approx. Floor
Area 123.2 Sq.M
(1026 Sq.Ft.)

Total Approx. Floor Area 354.9 Sq.M. (3820 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



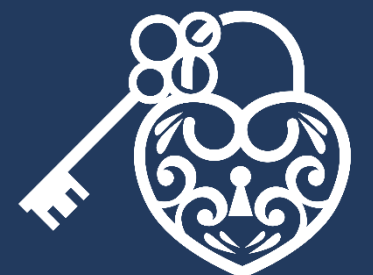
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Offers Over £850,000

Hall Lane, Wigan



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Leyland Mill Farm is an incredible barn conversion set within a small community of converted farm buildings in this wonderful location on the edge of Haigh Hall Estate. The property is the largest of the conversions offering an impressive square footage extending to a generous 3820 sq ft. Resting overlooking woodlands to the rear, the stone built barn engages all of the characteristics of a barn conversion with stunning features including a huge vaulted lounge, beamed ceilings and large barn windows overlooking both the courtyard to the front and the grounds to the rear with the plot extending to circa 0.6 of an acre. If any client is looking for a home in both a rural setting and yet with a whole range of facilities close by including good schools, transport links, shops and leisure facilities this spacious home offers all of these features. The stone property was converted approximately 28 years ago by our current clients with a sympathetic eye to this wonderful location and quite unique project, and ensuring that there is not only privacy and peace but with the assurance that the property is not isolated either.

The accommodation briefly comprises of a welcoming entrance hallway and large arched window enhanced by stone lintels which leads into the reception area which features tiled floors and a stone fire surround. The accommodation flows into a separate dining room and through into the impressive lounge, extending to over 29' complete with vaulted ceiling, impressive A frame beams, the staircase rising to the first floor via a minstrel gallery, and further two feature arched windows one with access in to the gardens. Moving to the other side of the property the further reception rooms include an additional and cosy living room set around a contemporary fire and with French doors leading on to the patio area and the lovely farmhouse style kitchen including space for a range cooker and central island. There is a further dining area (this room could equally be used as a home office) and a handy laundry room and off lying cloak room completing the ground floor. The first floor offers four very good-sized bedrooms. The master bedroom enjoys a stunning vaulted ceiling and a walk- in wardrobe with a smart modern shower room complete with double shower and vanity unit. The three further bedrooms are all good doubles and are serviced by a family bathroom comprising of a freestanding bath, separate shower, wall hung wash hand basin and w.c. Neutral tiling completes the room.

Externally the home provides lots of outside space for any client with a love of the outdoors. The property is approached via a small driveway off Hall Land end leading through to a shared cobbled and grassed courtyard. Wrought iron railings have been added to provide a private section of the front area and driveway parking is also available in this area. The rear garden is of an exceptional size. Included within the grounds are several seating areas one finished with York Stone flags to provide a perfect spot for outdoor entertaining. There are several lawned areas too, perfect for games, and the site is bordered by mature woodlands.

Viewings of this quite incredible home are now welcomed.





