



# TRACY PHILLIPS

## Estates



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Ground Floor

First Floor

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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Estates



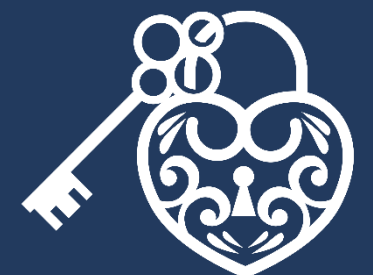
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Offers in the region of  
**£399,950**  
Lafford Lane, Up Holland WN8 0QY





Located with the heart of open countryside, along the highly desirable rural Lafford Lane is this quite unique opportunity to create a spacious stone built barn conversion, with far reaching views over open countryside and towards Rivington Pike. Set alongside the original farmhouse, the dwelling can consist of four large bedrooms ( all with ensuite facilities) and dressing room, a huge open plan vaulted living. Kitchen, dining space, separate lounge ground floor bathroom and study. The property also has the opportunity to further change an additional annexe in to a separate one bedroom multi generational home or could work just as well as a dedicated work from home area if needed.

It will be approached via a long sweeping driveway leading up to the home and a further detached garage.

Located on the edge of both Roby Mill and historic Up Holland in one of the area's most desirable addresses with easy motorway access and village amenities close by, this absolute unique opportunity will also have a substantial plot of somewhere in the region of half an acre of land.

Approved via West Lancashire Council under planning application number 2022/130/CON  
Planning Link <https://pa.westlancs.gov.uk/online-applications/applicationDetails.do?keyVal=RMGYXBRH05J00&activeTab=summary>

Viewings of this once in a lifetime opportunity to create you're very own grand design home are now invited via our office.

Please note that some of the images used in this advert are for illustrative purpose only.









