



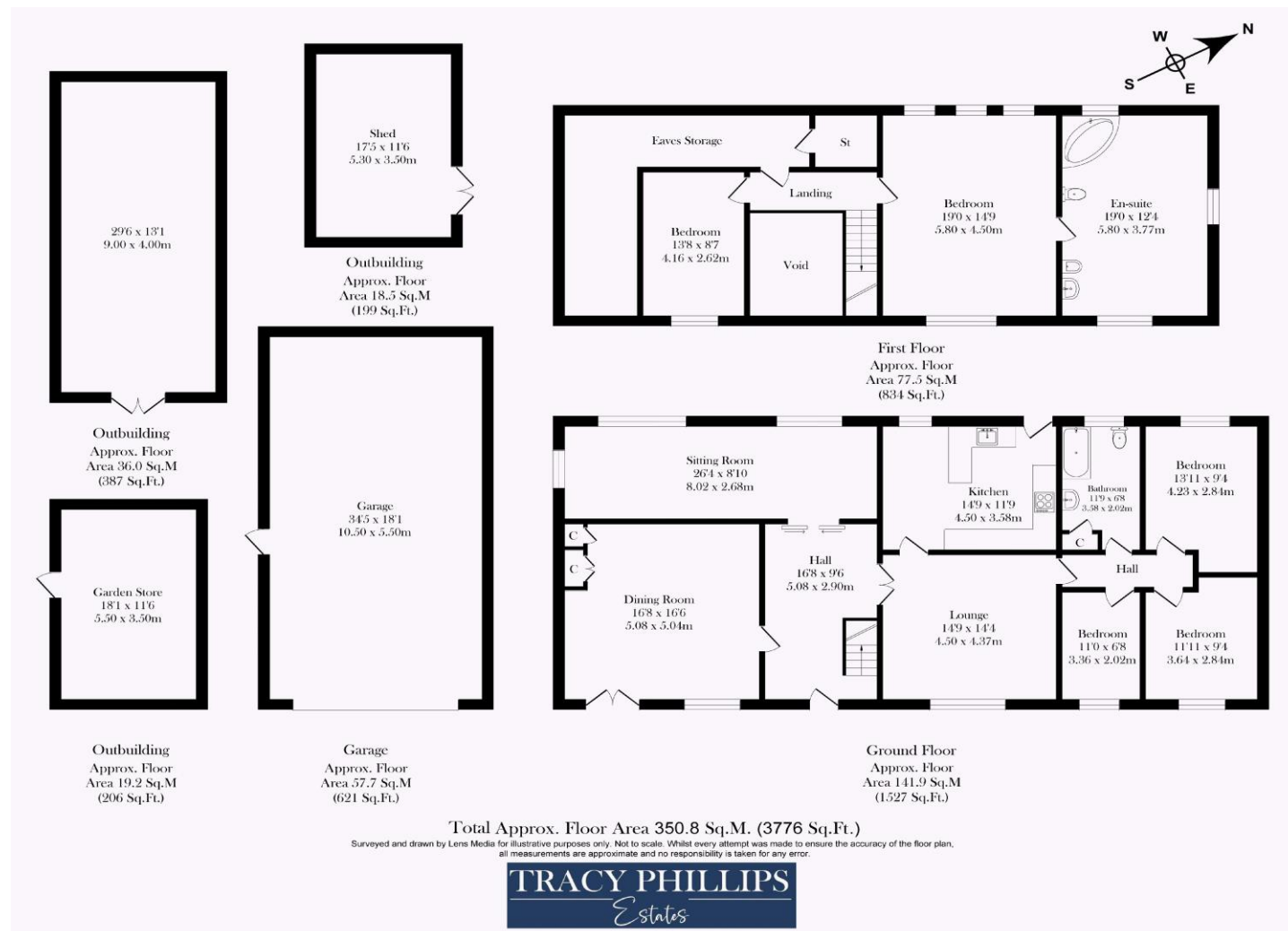
# TRACY PHILLIPS

## Estates



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



01257 422228

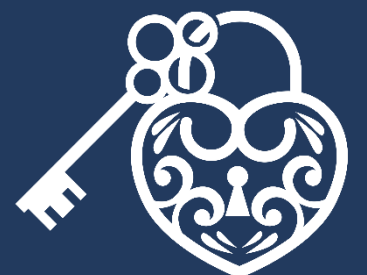
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Asking Price: £750,000

Broadhurst Lane, Wroughtington WN6 9RX

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Treetops is an individual home occupying its own unique and most beautiful plot along a quiet country lane in the rural area of Wroughtington. This fabulous detached residence is set in approximately two acres of land and will be perfect for those searching for a real rural retreat. Discreetly hidden away amidst its delightful country backdrop and affording an excellent degree of privacy, this substantial four bedroom home does require some refurbishment but offers a once in a lifetime opportunity to buy a home with excellent transport links but with the peace and serenity of an impressive plot for those with a love of the outdoors. Sitting proudly within its extensive grounds within the beautiful parish of Wroughtington, an area as renowned for its blend of prestige country homes, which is located in the picturesque West Lancashire countryside.

The main home provides an impressive 2361 sq. feet of accommodation whilst the various outbuildings, extending to a further 1417 sq feet offer excellent potential for a client who may wish to run a business outdoors. The internal accommodation briefly comprises an impressive entrance hallway with staircase rising to the first floor and with a galleried landing and leading in to the cosy lounge with large picture window overlooking the gardens and directly into the kitchen which is fitted with a range of units and positioned at the rear of the home. The second lounge features two huge windows with vistas over the rear gardens and a further reception room which is currently used as an expansive dining room. There are three ground floor bedrooms within this property serviced by a ground floor bathroom. Rising to the first floor the vast master bedroom suite takes over the whole of the first floor space. A huge bedroom and equally impressive en-suite bathroom is filled with natural light via a mix of Velux roof lights and picture windows with views in every direction. The first floor is completed by a separate dressing room (which could also be used as a further bedroom if required) and lots of walk-in storage space.

Externally, the substantial plot ensures the property is situated well back from the quiet country lane and approached via an extensive driveway which leads to excellent cobbled parking, with room for a number of vehicles, as well as access to the detached double garage and to the side of the home. The formal gardens consist of a lawned front garden with mature trees and shrubs to the perimeter and, to the rear, swathes of green lawns and an ample patio, with a blend of mature planting throughout. Within the grounds there are further outbuildings including a large wooden Victorian style greenhouse perfect for any client with 'green fingers' and another outdoor store.

This individual property simply must be viewed to appreciate the size of the accommodation and picturesque location. It is also offered with vacant possession and no onward chain.









