



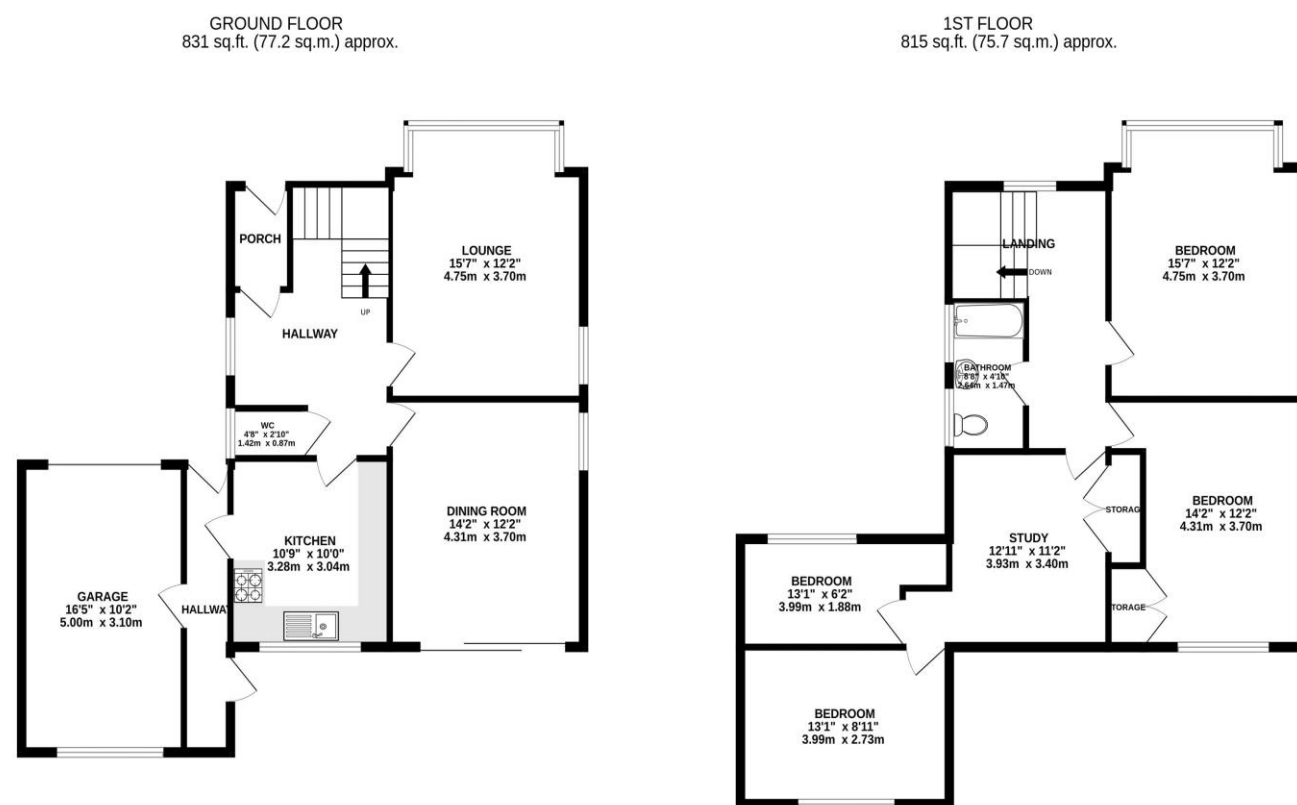
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA : 1646 sq.ft. (152.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		



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Offers in Excess of £425,000

Rectory Lane, Standish, WN6 0XA

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Located within walking distance to the centre of Standish and along one of the area's most established roads, set on an exceptional plot of approximately one-third of an acre, this individual detached residence enjoys an idyllic setting with beautifully landscaped gardens and serene views over open woodland to the rear. This much-loved home, which was built and has remained in the same family for many years, offers a rare combination of privacy, space and potential. Extending to around 1,646 sq ft, the generously proportioned rooms are filled with natural light, and create a bright and welcoming living environment.

The accommodation begins with an entrance porch leading into the spacious entrance hallway, where the returning staircase rises to the first floor. To the front of the home the lounge offers a bay window and focal fireplace, making it a perfect space for relaxation and entertaining. The formal dining room is positioned at the rear of the home with dual-aspect windows and French doors leading directly to the extensive garden, while the fitted kitchen, overlooking the garden, is equipped with a range of wall and base units, eye level electric ovens and a gas hob. There is space for a freestanding fridge/freezer and integrated dishwasher and also the kitchen is fitted with Karndean flooring. Adjacent is a utility area providing space for laundry appliances and access to the garden. A convenient cloakroom completes the ground floor.

Upstairs, a light-filled landing leads to four generously-sized double bedrooms, the master featuring a lovely walk-in bay and a further separate study leading through to two of the bedrooms. One of the bedrooms and study also benefit from built-in storage. The modern family bathroom includes a panelled bath with overhead shower, vanity wash hand basin and WC, whilst the room is finished with complementary wall tiling. All bedrooms enjoy open views across the gardens and surrounding landscape.

Externally, the gardens are a true highlight. Lovingly planted and maintained, they feature mature borders, expansive lawns, and raised patio. There is significant space to both sides of the property offering excellent potential for future extension (subject to planning consent). The home features two driveways. One leads to the attached garage which can also be accessed via the property, whilst a second detached garage is positioned at the other side of the property and is accessed by a second driveway which provides further ample parking. Mature, well-stocked garden areas frame the approach, enhancing the property's charm and privacy.

This unique home presents a rare opportunity to acquire a spacious, characterful property in a stunning setting—perfect for those looking to create a forever family home. The lively village of Standish is a stroll away and another benefit of this home is that it is also within walking distance of the village's three outstanding primary schools and Standish High School. There are supermarkets, independent shops, a library and doctors all within the village and of course the beautiful Grade I listed spire of St Wilfrid's church can be seen to the front of the home.

Viewings of this very individual home, resting on a very generous plot, are welcomed strictly via our office.





