

FOR SALE

10 Heys Lodge, Dark Lane, Whittle-Le-Woods, PR6 8AH



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A Unique Four-Storey Home Combining Character, Style and Countryside Charm



- Distinctive gated development
- Four thoughtfully designed floors
- Extensive open plan living
- Allocated gated parking & garage
- Characterful stone built conversion
- Two bedrooms & Two bathrooms
- Superb west-facing gardens
- 1436 SQ.FT.

Tucked away within an exclusive gated development of just ten distinctive homes, No.10 Heys Lodge offers a rare blend of character, style and idyllic countryside living. Surrounded by approximately five acres of private woodland grounds and positioned alongside the picturesque Leeds & Liverpool Canal, this exceptional home enjoys one of the finest plots within the development, featuring a beautifully landscaped west-facing garden perfect for enjoying the afternoon and evening sunshine.

Set across four thoughtfully designed floors, the property combines bespoke contemporary living with charming character features throughout. The welcoming entrance level centres around a bright open-plan lounge and dining space, ideal for both relaxing and entertaining, with French doors opening directly onto the garden. A stylish fitted kitchen with integrated appliances completes the heart of the home. The first floor hosts a generous principal bedroom with private ensuite facilities, alongside a modern family shower room, whilst the versatile lower ground floor provides an impressive additional living area, currently utilised as a second lounge and games room, with internal access to the garage.

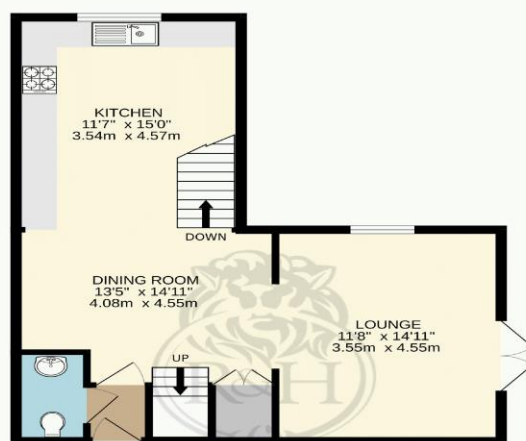
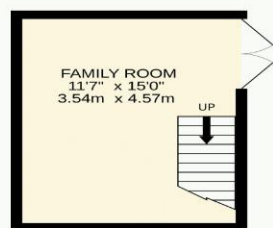
Despite its peaceful woodland setting, the property remains exceptionally convenient, with excellent motorway links, railway stations, highly regarded schools, popular restaurants and pubs all within easy reach. Residents also benefit from having a David Lloyd health and racquet club within walking distance. With secure gated access, allocated parking, a garage and stunning surroundings, No.10 Heys Lodge presents a unique opportunity to enjoy a relaxed lifestyle in one of the area's most sought-after and picturesque settings.



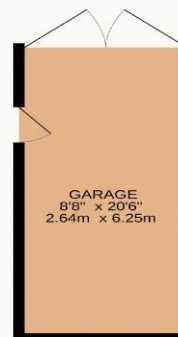


LOWER GROUND FLOOR
174 sq.ft. (16.2 sq.m.) approx.

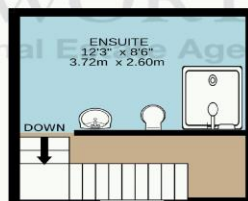
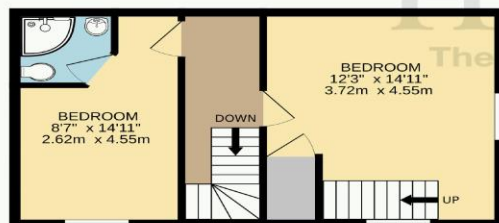
UPPER GROUND FLOOR
948 sq.ft. (88.0 sq.m.) approx.



GARAGE
177 sq.ft. (16.5 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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