



TRACY PHILLIPS

Estates

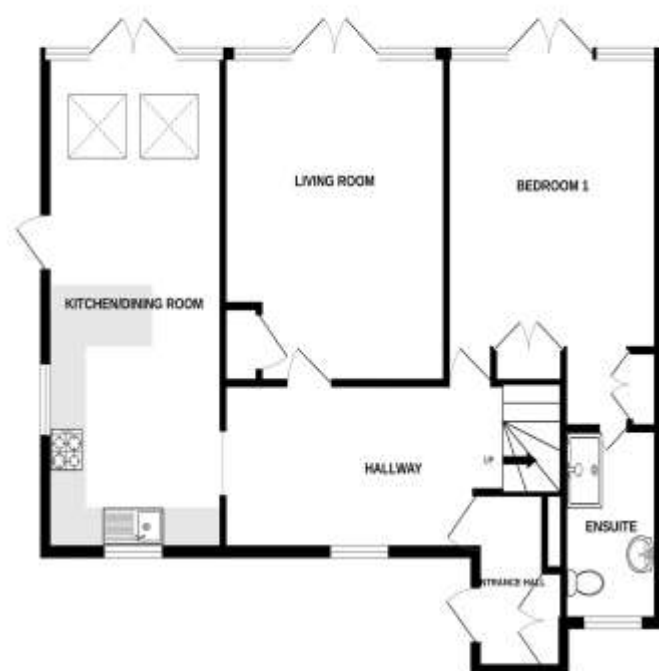


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GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.0 sq.m.) approx.

While every effort 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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OIEO £475,000

Tunley Lane, Wroughtington, WN6 9RH



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6 Tunley Lane is a particularly special home, occupying an enviable position along one of West Lancashire's most sought-after country lanes. This substantial semi-detached property combines a generous plot and wonderful semi-rural setting with an abundance of character, charm and versatility. Tunley Lane itself is a rare blend of countryside and convenience. The surrounding landscape provides a wonderfully peaceful backdrop, with spectacular sunsets to be enjoyed from the rear garden, whilst Wroughtington offers excellent access to nearby towns, major motorway connections and a strong local community. A welcoming village pub and convenient transport links are also close at hand. Inside, the property offers an interesting and highly flexible layout, thoughtfully arranged to suit a variety of lifestyles. Of particular note is the ability to live comfortably on the ground floor, making the property ideal for those seeking a multigenerational home, whilst the first floor provides excellent additional accommodation for family living.

A welcoming entrance hall leads to the principal reception areas, with a returning staircase rising to the first floor. The heart of the home is undoubtedly the impressive full-length kitchen and dining space, where bespoke Shaker cabinetry, a freestanding range cooker and an impressive vaulted ceiling combine to create a wonderfully characterful room. French doors open directly onto the garden, bringing natural light and the surrounding landscape into the heart of the home. A separate lounge provides a more relaxed setting, featuring beautifully crafted handmade storage and further French doors opening onto the garden. Also positioned on the ground floor is a generous bedroom with built-in storage, accompanied by a separate en-suite shower room. This versatile arrangement provides an excellent opportunity for a self-contained area for a family member or guest, whilst equally lending itself to single-level living. Upstairs, two further well-proportioned bedrooms and a family bathroom complete the accommodation, creating a comfortable and versatile family home.

Outside, the property continues to impress. A five-bar gate opens onto an Indian stone driveway providing excellent off-road parking, whilst the rear garden offers a wonderfully tranquil setting and a real sense of privacy with an extensive Indian stone patio provides the perfect area for outdoor dining and entertaining, leading onto a generous private garden with mature planting and areas of lawn. At the far end sits a charming garden shed, whilst the plot itself enjoys a beautiful countryside backdrop. Wroughtington occupies an enviable position, offering the tranquillity and community feel of a country village whilst remaining exceptionally well connected. Major motorway links are readily accessible, with larger towns and a wide range of amenities within easy reach. It is this combination of country lane charm, excellent accessibility, generous gardens and flexible accommodation that makes this home such an appealing proposition.

Offered for sale with no onward chain and vacant possession, this is a genuinely individual home in a wonderfully private and sought-after setting.





