



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Detached True Bungalow
- Highly Desirable Rural Location
- Circa 1,723 Square Feet
- Circa 6.43 Acre Plot
- Development & Equestrian Potential
- Fabulous Investment Opportunity
- Available with No Onward Chain

WOOD LANE,  
HESKIN

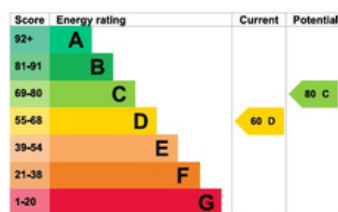
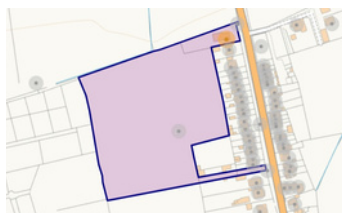
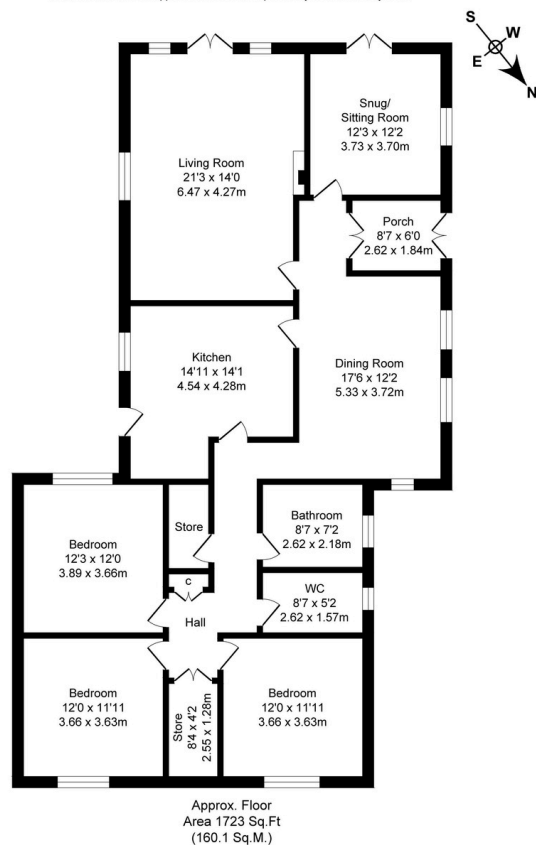
£600,000



Wood Lane, Heskin

## Total Approx. Floor Area 1723 Sq.ft. (160.1 Sq.M.)

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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On an all too rare occasion, the market is graced with something that is quite unique. We are privileged to represent one such opportunity, affording an incredible prospect for potential development or equestrian use. Occupying an extensive plot of circa 6.43 acres and abutting delightful open countryside, this commanding position is currently occupied by a detached true bungalow which has been under the same ownership for decades, having been a much loved and cared for family home. However, the good-sized accommodation, which affords circa 1,723 square feet of internal living space, is now in need of renovation and, whilst a new owner may decide to modernise and refurbish the existing structure, it is highly likely that one may well treat the site purely as a building plot into which they can infuse their own taste and style to create their quintessential dream home, subject to the necessary consents and approvals.

The hugely impressive plot nestles seamlessly amidst its rural surroundings at the heart of the picturesque village of Heskin and the stunning Lancashire countryside. The area is extremely well regarded, renowned for its pleasing blend of prestige and character homes and peaceful way of life, whilst the breath-taking scenery offers a genuine feeling of rural living. In truth, however, this idyllic setting is far from remote, being very conveniently situated only a short drive from the abundance of independent and boutique shops, plentiful amenities, eating and drinking establishments within the vibrant villages of Standish and Eccleston. For the youngest members of the family, excellent schools at both primary and secondary level are within easy reach and, for the grown-ups with a commute to consider, one can be assured of ease of access throughout the North-West and beyond, with the M6 and M61 reachable in mere minutes, ensuring major commercial centres such as Manchester, Liverpool, Bolton and Preston are all easily accessible.

Available with the benefit of no onward chain, the existing accommodation comprises of entrance porch, 21' lounge, 17' dining room, 12' sitting room/bedroom four, 14' kitchen, inner hallway, three double bedrooms, bathroom and separate WC.

Externally, the property is garden-fronted, with off-road parking facilities available on the driveway for a number of vehicles. Boasting a bright south-westerly aspect, a good-sized enclosed formal garden can be found to the rear, with the balance of the land situated directly beyond and running parallel to Wood Lane in a southerly direction, affording a wonderfully private outlook and delightful country views. The plot can be further independently accessed from the main road adjacent to number 326, expanding its appeal and flexibility of use.

A prospect brimming with such unique potential is rare indeed and is sure to command a great deal of interest from those with vision and enthusiasm for an exciting project to create their individual lifestyle home. We would highly recommend an early inspection to avoid missing out on this fabulous investment opportunity.



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