

FOR SALE

The Barn, Bank Top Farm, Mill Lane, Aspull, WN2 1QG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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An outstanding combination of executive living, exceptional space, exclusivity and versatility.



- Contemporary 4 bed barn conversion
- Stylish open-plan kitchen diner
- Detached 2 bed heated lodge
- Rural setting, double garage and CCTV
- Luxurious master suite with balcony
- Stunning orangery with bifold doors
- 1/2 gardens with private woodland aspects
- 4894 SQ.FT. / Freehold

The Barn at Bank Top Farm occupies an enviable position within an exclusive hamlet of just four bespoke executive homes, tucked away along a private country lane winding through the beautiful Borsdane Woods and Borsdane Valley on the outskirts of Aspull village. Combining the peace and privacy of countryside living with exceptional space, contemporary styling and outstanding versatility, this impressive home offers a truly special lifestyle opportunity. Extending to almost 4,900 square feet across two floors, the main property is thoughtfully designed around modern family life, with generous reception spaces, four double bedrooms and an impressive range of additional accommodation. At its heart is a large open-plan kitchen featuring high-quality contemporary cabinetry and a comprehensive range of built-in appliances, creating a stylish and sociable space for everyday living and entertaining. The lounge offers a welcoming retreat, complete with a wood-burning stove and large windows, while the stunning orangery/sun room is a real highlight. Vaulted ceilings and two sets of bi-fold doors create a wonderful sense of light and space, opening directly onto a superb patio terrace and providing a seamless connection between indoor and outdoor living. An additional family room or sitting room offers further flexibility, complemented by a practical boot room, separate utility and a larger-than-average integral double garage. Upstairs, a striking balcony landing leads to four generously proportioned double bedrooms, two of which benefit from en-suite facilities, alongside a stunning principal bathroom featuring a freestanding bath. The luxurious principal bedroom suite is particularly impressive, with its own dressing area, walk-in wardrobe and private balcony enjoying fantastic south-facing aspects. The barn benefits from gas central heating and full double glazing, while a CCTV and alarm system provides additional security and peace of mind. Adding exceptional versatility is the detached lodge, equipped with full insulation and its own central heating to provide comfortable year-round accommodation. Ideal for use as a granny annexe, independent accommodation for relatives or a private guest retreat, it significantly enhances the property's appeal for buyers seeking genuine multi-generational living. Outside, the property sits in close to 1/2 acre of gardens with a sunny south-west facing lawn and a gated driveway for ample off road parking and a landscaped patio/terrace all enjoying rural surroundings provide a wonderful backdrop for enjoying the outdoors, with beautiful countryside walks virtually on the doorstep.





GROUND FLOOR
2287 sq.ft. (212.5 sq.m.) approx.



1ST FLOOR
1799 sq.ft. (167.1 sq.m.) approx.



LODGE
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 4894 sq.ft. (454.7 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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