



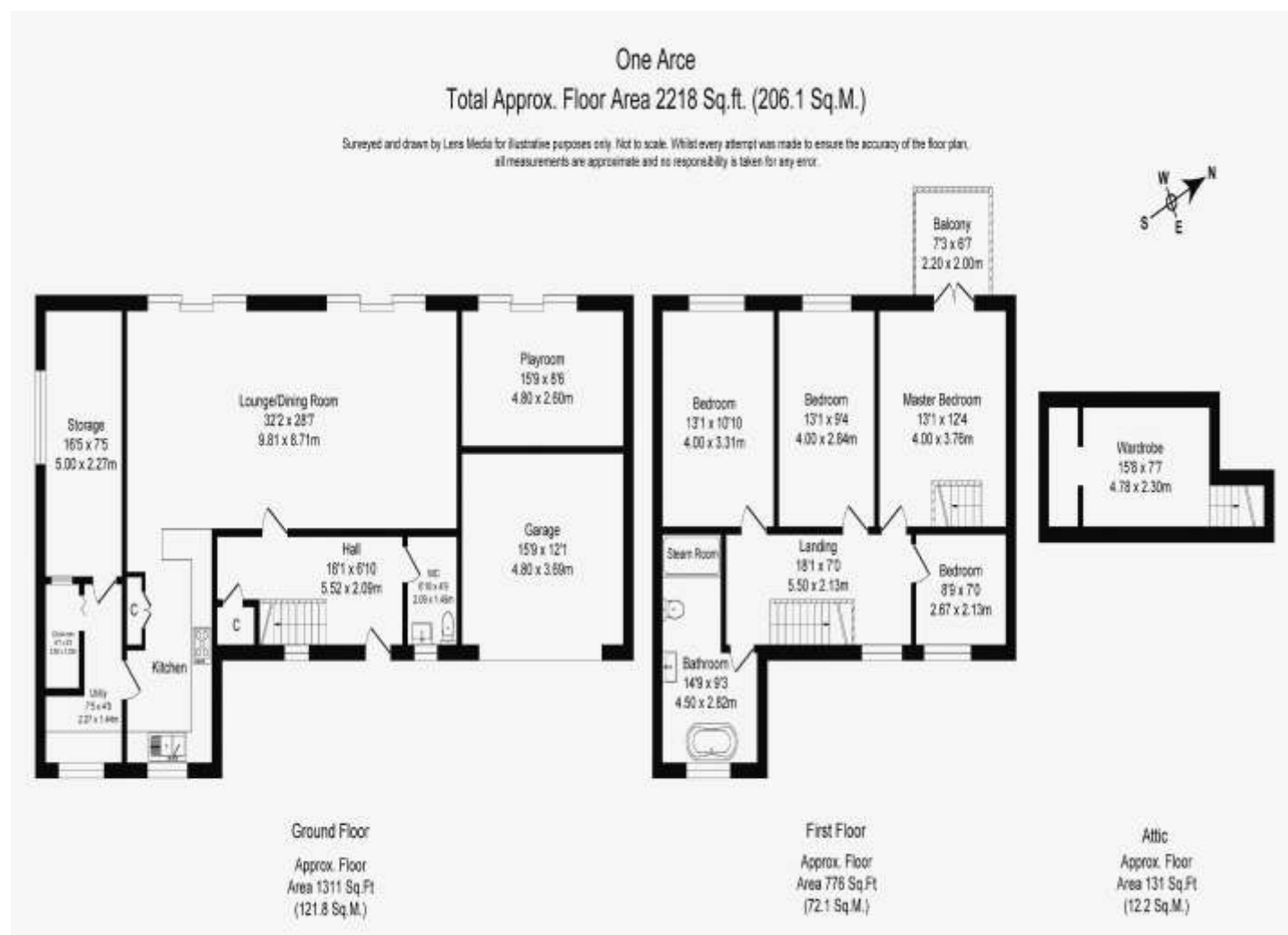
TRACY PHILLIPS

Estates



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Asking Price £895,000

Haigh Road, Haigh, WN2 1LB



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One Acre is a beautifully refurbished period home, combining original character with sophisticated contemporary living and occupying an enviable semi-rural position with extensive gardens and far-reaching countryside views. Set well back from the road, the property is approached via a substantial newly laid driveway with generous parking and secure gated access. The location offers the best of both worlds, with Haigh Woodland Park within walking distance, Aspull village amenities close by and Wigan, Bolton and Standish all easily accessible. The M6 and M61 are also within convenient reach.

Internally, the house has been refurbished to an exacting standard, retaining its period charm whilst introducing a host of modern comforts including underfloor heating to the ground floor, double glazing, electric blinds and impressive bi-fold doors. The ground floor centres around a superb open-plan lounge and dining room, with wonderful views over the gardens and countryside beyond. These elegant reception spaces flow seamlessly into the beautifully appointed fitted kitchen, creating an exceptional environment for both family living and entertaining. A reception hall, cloakroom, utility room, boot room and boiler room complete the ground floor.

Upstairs are four generous double bedrooms, with the principal bedroom enjoying French doors onto a private balcony overlooking the gardens and countryside. A staircase leads to a walk-in wardrobe, whilst the luxurious family bathroom features a freestanding bath and separate shower/steam cabinet.

Outside, the extensive gardens provide a wonderful sense of privacy, with expansive lawns, porcelain-paved pathways, seating terraces and a raised patio ideal for a hot tub. A versatile games room/study, accessed independently and featuring bi-fold doors opening onto the gardens, provides an additional space for home working, entertaining or leisure.

A distinctive period home offering an exceptional combination of character, contemporary luxury, generous gardens and a truly beautiful rural outlook — yet remarkably close to local amenities and major transport links. Early viewing is highly recommended.





