



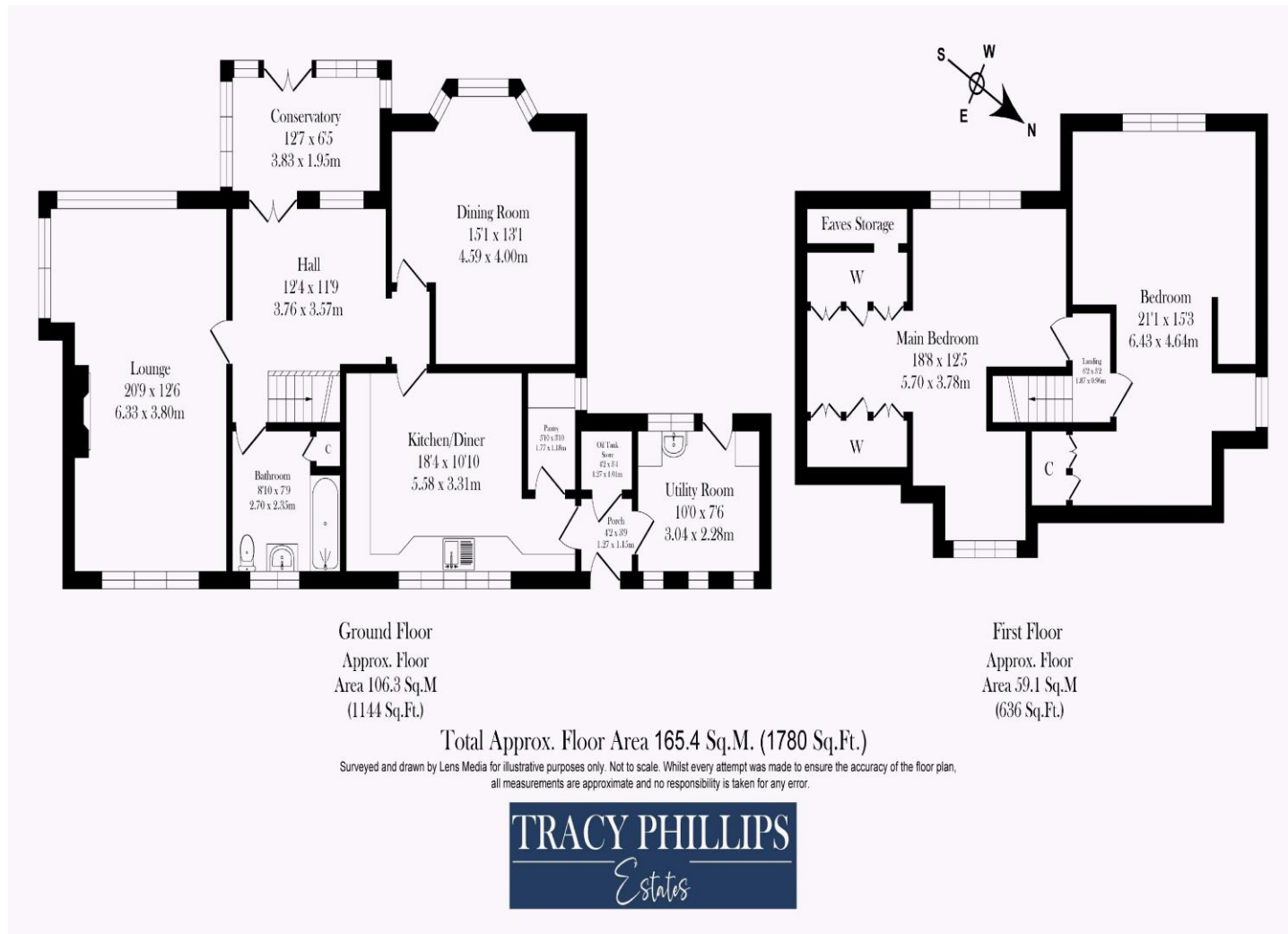
# TRACY PHILLIPS

Estates



# TRACY PHILLIPS

Estates



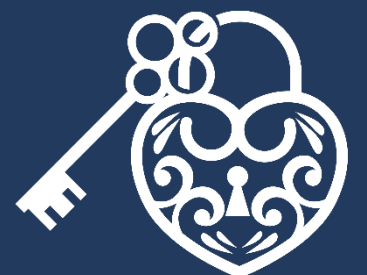
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £499,950

Robin Hood Lane, Wroughtington WN6 9QQ



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Situated along one of Wrightington's most exclusive and sought-after lanes, this exceptional residence occupies a prime position with breathtaking open countryside views. The beautifully maintained rear garden enjoys a south-westerly aspect, offering the perfect setting to take in stunning sunsets. Ideally located just a five-minute drive from the M6 motorway network and within easy reach of the popular village of Appley Bridge - renowned for its excellent schools, train station and local amenities - this charming home provides an enviable balance of rural tranquillity and everyday convenience. Believed to date back to the 1930s, the property offers a unique and intriguing layout, extending to approximately 1,780 sq. ft., with versatile living spaces and exciting potential for further development. Rich in character, the home seamlessly blends original period features with thoughtful modern enhancements.

The accommodation begins with a welcoming entrance, leading to a practical utility room with space for laundry appliances and direct access to the rear garden. You are drawn into the cosy farmhouse-style kitchen, complete with a stunning Aga cooker and ample space for informal dining. A separate, generously proportioned dining room enjoys delightful garden views through a walk-in bay window, creating an ideal space for entertaining. This flexible room could also serve as an additional bedroom if required. At the heart of the home lies a truly impressive central hallway - a striking space in its own right - featuring a staircase rising to the first floor and opening into a charming conservatory. This peaceful retreat offers the perfect spot to relax and enjoy the garden throughout the seasons. The main lounge spans the full width of the property, with windows to three elevations flooding the room with natural light, all centred around a cosy feature fireplace. The ground floor is completed by a traditional bathroom suite, fitted with a panelled bath and overhead shower, wash hand basin, and WC.

Upstairs, the first floor presents two substantial vaulted bedrooms. The principal bedroom benefits from fitted wardrobes and useful under-eaves storage, while the second bedroom offers impressive proportions and character (ideal as a luxurious guest suite or creative space). Given the generous size and configuration, there is excellent scope to reconfigure this level to create additional bedrooms or incorporate a first-floor bathroom, subject to requirements.

Externally, the gardens wrap around the property, providing a private and secure outdoor haven with open views to both front and rear. The front garden is screened by mature hedging and features a beautiful flowering cherry tree, there are two driveways providing ample parking for a number of vehicles. To the rear, the landscaped gardens include patio seating areas and well-established planting, ensuring year-round colour and interest.

Properties of this calibre rarely come to the market in such a desirable location. Offering easy access to highly regarded schools, local shops, cafés, and transport links, this is a rare opportunity to acquire a truly special family home. The property is available with no onward chain. Early viewing is highly recommended.





