

FOR SALE

The Barn, Arley Lane, Haigh, WN1 2UQ



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Unique, detached barn conversion with no onward chain & a 1.1 acre plot



- Substantial detached barn conversion
- Impressive amount of floorspace
- Generous 1.1 acre plot
- Available chain free
- 4 bedrooms / 3 reception rooms
- Peaceful rural setting
- Stunning open views
- 3592 SQFT

Nestled within a wonderful, mature plot that extends to approx. 1.1 acres in size & positioned along the prestigious & highly coveted Arley Lane in Haigh - this impressive, detached barn conversion is also offered to the market with the added benefit of no chain delay & early inspection is essential. Arley Lane itself is a secluded little country lane that enjoys good access to both Wigan, Bolton & even Chorley & it is rare for properties to come available in a location such as this.

Internally, the property totals a very generous 3592 square feet of wonderful living space that also offers considerable potential too for any clients seeking a property they can put their own stamp on. The ground floor totals in brief comprises; a welcoming front porch, a large L shaped main lounge with feature fireplace which also incorporates a dining area too. There is a study / home office, a fitted kitchen plus a substantial 600 SQFT area which is currently unfinished yet is double height & provides considerable potential to develop into further living space / possibly relocate the kitchen / create a potential mezzanine floor area. Upstairs there are four bedrooms, two of which have en-suite plus a principal bathroom suite.

Externally, the idyllic setting could not be bettered; the entire plot is a delight - mature, well stocked and very private with wonderful views on all sides. The plot extends to three sides plus there is an additional parcel of land which would be ideal for a pony. Furthermore, there is ample off road parking via the extensive driveway.

Locally, the towns of both Wigan & Chorley, plus the village of Standish are all within easy reach, as are numerous scenic trails, walks & the picturesque Worthington Lakes & Arley Woods, plus the stunning area of Rivington. Early viewings are highly recommended on this unique detached property. No chain delay







TOTAL FLOOR AREA : 3592 sq.ft. (333.7 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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