

FOR SALE

Barley Nook, Meadow Pit Lane, Haigh, WN2 1LQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



Barley Nook, Meadow Pit Lane, Haigh, WN2 1LQ

Totally unique detached barn conversion enjoying wonderful open aspect views



- Stunning stone barn conversion
- Picturesque, idyllic setting
- Impeccably presented throughout
- Two driveways & integral garage
- 5 bedrooms / 3 bathrooms
- Wonderful panoramic views
- Generous amount of floorspace
- 2707 SQFT / Freehold

Brimming with local history & resting within stunning greenbelt countryside that is set in the highly coveted area of Haigh, Barley Nook is undoubtedly one of the best examples of a renovated stone farmhouse that perfectly balances the rural setting and idyllic lifestyle with the convenience of still being within easy reach of motorways & local towns such as Wigan, Bolton & Chorley. Located just off Meadow Pit Lane, the home enjoys lots of seclusion though doesn't feel cut off in any way. Completely renovated and remodelled from a derelict building by the current owners, the property now extends to an impressive 2707 square feet of living space & is set across two floors.

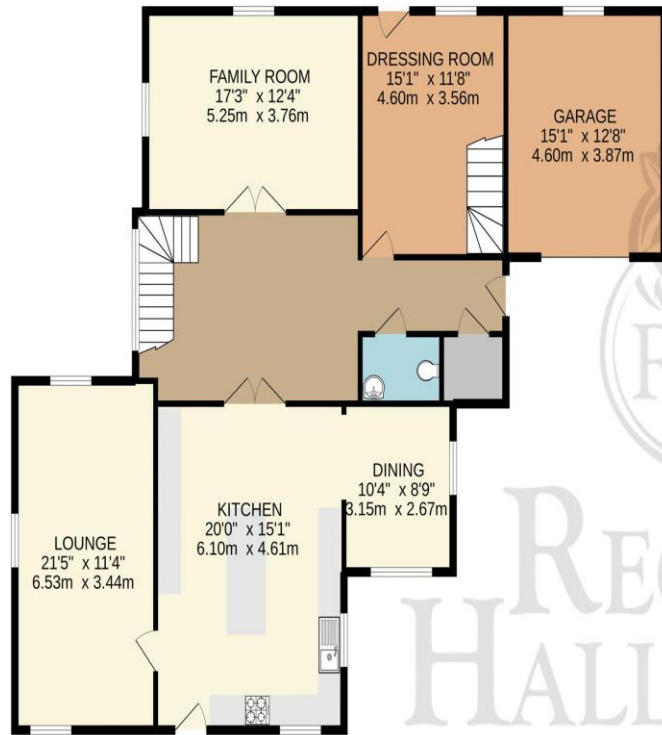
Internally, the beautiful finish enjoys a perfect balance of rustic charm with original exposed stone walls, superb original beams and trusses coupled with a contemporary farmhouse style & modern fittings and fixtures. The result is a very impressive living space that is ready for clients to simply move in and start unpacking. The ground floor here comprises a hallway with wc / cloaks, a superb living kitchen with dining area. The kitchen itself boasts a wonderful York Stone floor and island unit, plus spot lighting and a range of integrated appliances. Just off the kitchen is a spacious lounge with feature log burner, plus there is an additional lounge / sitting room with burner and lovely exposed original stone wall. Upstairs there are four bedrooms, with the upstairs boasts a striking vaulted ceiling and superb exposed beams & trusses, with a principal bathroom suite and stylish en-suite to the master. Furthermore, our clients have created a luxury additional bedroom which enjoys its own separate staircase access with walk-in wardrobe & high spec 4-piece wet room / bathroom.

Externally, the plot and gardens here are beautiful, mature and not overlooked whatsoever. The gardens are located to all sides of the property & the home takes in simply stunning open aspect views from each side, with far reaching views toward Winter Hill & Rivington. Two separate driveways offer ample off road parking for numerous vehicles & there is also an integral garage plus a garden room/bar. Locally the home rests close to 3 excellent primary schools, numerous amenities, M61 motorway & the picturesque Haigh Hall Country Park & its bustling courtyard which features a cafe, bakery, a farm shop plus trendy bar. Viewings are essential on this wonderful family home. FREEHOLD. Council Tax Band F.

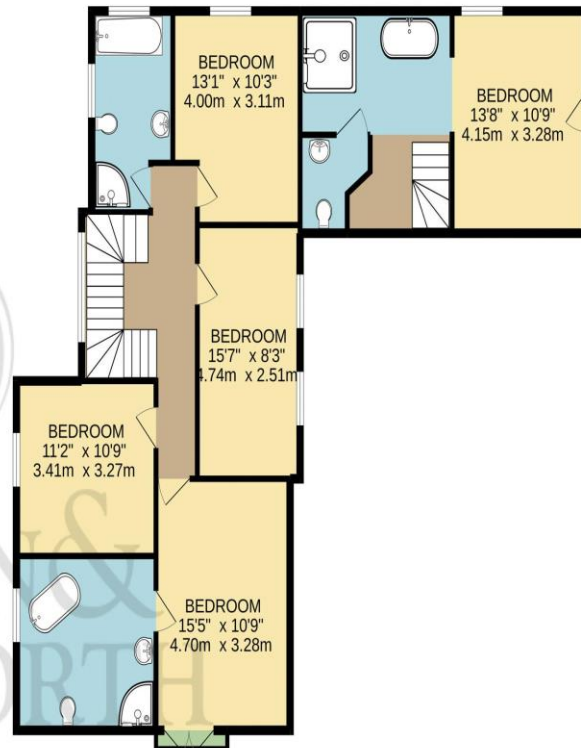




GROUND FLOOR
1531 sq.ft. (142.3 sq.m.) approx.



1ST FLOOR
1176 sq.ft. (109.3 sq.m.) approx.



TOTAL FLOOR AREA : 2707 sq.ft. (251.5 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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