

FOR SALE

Poachers Barn, Lees Lane, Wigan, WN8 7RE



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Where Period Character Meets Modern Family Living

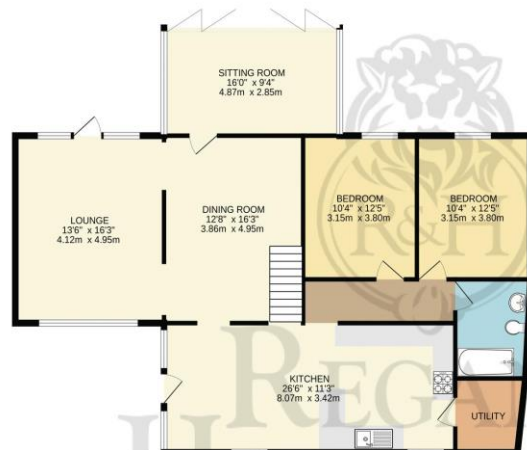
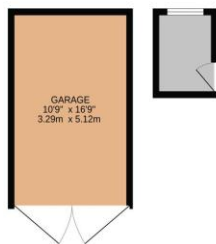


- A Superior Barn Conversion
- Timeless Character & Contemporary Luxury
- Oak-framed garden room with bifold doors
- Detached garage, store & ample parking
- Exceptional rural living
- Four spacious bedrooms / Two bathrooms
- Stunning vaulted ceilings & exposed beams
- 2038 SQ.FT.

Recognised as one of West Lancashire's finest barn conversions, Poachers Barn forms part of an exclusive conversion of an 18th-century stone farmhouse and traditional barns, occupying a beautiful rural setting along one of Dalton's most picturesque lanes. The largest property within the development, this exceptional home combines timeless character with contemporary luxury, offering four spacious bedrooms, outstanding living space and a superb plot surrounded by open countryside. Meticulously restored with an unwavering commitment to quality and craftsmanship, the interior seamlessly blends original beams, exposed stonework and dramatic vaulted ceilings with stylish modern finishes. A stunning reception hall with feature barn window sets the tone, flowing effortlessly into a beautifully appointed family kitchen and formal dining area. At the heart of the home, a striking stone fireplace with double-sided wood burner links the dining room and impressive lounge, whilst an oak-framed garden room with bi-fold doors and a wood-burning stove provides a wonderful space for year-round entertaining. The handcrafted kitchen, finished in elegant Farrow & Ball tones, features marble and oak worktops, a range cooker and exposed beams, perfectly balancing practicality and style. The flexible layout includes two ground-floor bedrooms, a family bathroom and utility room, whilst upstairs a luxurious principal suite with fitted wardrobes and ensuite is complemented by a further bedroom or home office. Outside, the property enjoys a private and generous plot with mature gardens, extensive lawns and stone-flagged patios ideal for outdoor dining and entertaining. A detached garage with adjoining store room offers additional versatility and potential workspace, while a private driveway provides ample parking. Despite its idyllic rural setting, Dalton remains exceptionally convenient for Parbold and Appley Bridge, both offering excellent schools, shops, restaurants, railway stations and easy access to the motorway network, making this a rare opportunity to enjoy country living without compromise.







TOTAL FLOOR AREA : 2038 sq.ft. (189.3 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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