

FOR SALE

2, Brockwood View, Standish, WN1 2SW



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Unique 7 bed family home enjoying breathtaking, uninterrupted views over Douglas Valley



- Substantial executive detached home
- Breathtaking open views to the rear
- Large balcony with stunning views
- Underfloor ground source heating
- Flexible layout set across 4 floors
- Living / Dining Kitchen with bifold doors
- Potential for Annexe/Granny Flat
- 3409 SQ.FT.

Tucked away in the most enviable corner plot of an exclusive cul-de-sac of just five premium homes off upper Wigan Lane, this exceptional seven-bedroom detached residence enjoys breathtaking, uninterrupted views over Douglas Valley and Haigh Hall – a truly rare setting for such a substantial family home. Offering over 3,400 sq. ft. of high-specification living space warmed throughout by underfloor heating and a ground source heat pump, this stunning home has been thoughtfully designed across four floors to maximise the views and offer a flexible layout perfect for large or multi-generational families, with scope for an annexe or self-contained living area. The ground floor comprises a welcoming entrance hall with WC and cloakroom, leading into a spectacular open-plan kitchen, dining, and living space with bi-folding doors that open onto a private balcony, showcasing the panoramic rear outlook. To the front, there is a formal lounge with a feature fireplace and wood-burning stove, offering a cosy retreat. The lower ground floor adds further flexibility, offering a bedroom, cinema room or study, a WC, a fully fitted utility room, and an impressive second lounge with French doors opening directly onto the garden – ideal for use as an annexe or entertaining space. Across the first and second floors, there are five further bedrooms, including a luxurious master suite with a stylish en-suite, Juliet balcony, and fitted wardrobes. A second en-suite bedroom, plus a beautiful family bathroom on the first floor whilst the top floor functions as an additional master suite or guest floor with a private bathroom and walk-in dressing area. Externally, the property is set back behind an extensive block-paved driveway providing parking for 6–7 vehicles, leading to an integral double garage. The landscaped rear garden is private, enclosed, and enjoys panoramic countryside views, with mature trees offering seclusion on one side. Perfectly located for Standish and Wigan town centre, the home is within easy reach of excellent local amenities, outstanding schools, pubs, shops, and transport links including the M6 motorway and nearby train stations.







REGAN & HALLWORTH
The Property Experts

TOTAL FLOOR AREA : 3409 sq.ft. (316.7 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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