



# TRACY PHILLIPS

## Estates



# TRACY PHILLIPS

## Estates



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    | 70 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers in Excess of £495,000  
& NO ONWARD CHAIN  
Hall Lane, Hindley, Wigan WN2 2SA



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.

Occupying an enviable position along one of the area’s most sought-after lanes, and edging towards Hindley Hall Golf Club, 39 Hall Lane is an exceptional family home combining period elegance, contemporary style and beautifully landscaped gardens. Sympathetically extended and thoughtfully updated by the current owners, this impressive 1930s residence has been transformed into a sophisticated yet warm and welcoming home, retaining its original character while introducing a wonderfully modern approach to family living. The setting is quite simply one of the property’s greatest assets within 5 minutes’ walk to the train station offering regular direct trains to central Manchester and the coast along with the nearby golf course. Sitting within a particularly special plot, the house enjoys open countryside to the rear, with mature woodland beyond. The gardens have been carefully designed to make the most of this outlook, creating an enviable indoor-outdoor lifestyle that is equally suited to relaxed family time or for entertaining guests. A block-paved driveway with space for 4 cars provides an impressive approach to the house, leading to the attached large garage and distinctive period façade. Planning permission was previously granted for a rear extension (now lapsed), suggesting excellent potential for a successful new application to expand the living space if so desired.

An open entrance vestibule, with an attractive original leaded-light doorway, opens into the welcoming reception hall. Beautiful wood flooring, together with the elegant spindled staircase rising to the first floor, immediately sets the tone for the character and quality found throughout the property. The principal sitting room is a wonderfully cosy snug and characterful space, centred around a recently installed multi fuel stove and set within a classic surround. A curved bay window overlooks the front, while attractive panelled walls add a timeless sense of elegance. At the rear of the house, a second reception room provides the perfect connection with the garden. French doors open onto the elevated terrace, while a feature coal effect fireplace and wall lighting create an inviting space in which to relax or entertain. With the gardens enjoying a desirable south-westerly aspect, this is a room that beautifully captures the changing light throughout the day. The stunning kitchen and adjoining dining space form the true heart of the property. Beautiful blue and white cabinetry is complemented by quartz effect work surfaces, creating a sophisticated kitchen that is as practical as it is stylish. A characterful walk-in bay window brings an abundance of natural light into the dining area, while the layout flows effortlessly through to the outdoor terrace. Whether hosting a dinner party or enjoying everyday family life, this is a wonderfully sociable space. The kitchen is superbly appointed with integrated appliances, including double ovens a wine cooler, fridge and dishwasher, together with inset dimmable lighting and excellent storage throughout. There is also convenient access through to the attached large garage.

Upstairs, the impressive returning staircase opens onto a spacious and naturally light landing. There are three well-proportioned king size bedrooms, with ample fitted wardrobes, and the principal bedroom also enjoys a stylish en-suite shower room. A beautifully presented family bathroom serves the remaining bedrooms.

Outside, the gardens are a genuine extension of the living accommodation and have been created with both entertaining and relaxation in mind. A recently refurbished raised decked terrace provides an outstanding space for al fresco dining, while a covered seating area offers somewhere to unwind and enjoy the garden throughout the seasons. A charming purpose-built pub adds a touch of fun and makes the garden particularly well suited to entertaining. From the terrace, steps lead down into the mature garden, where generous lawns, established planting and carefully considered landscaping create a wonderfully peaceful setting. Beyond, the open countryside and woods provide an idyllic backdrop and a feeling of space. For those working from home, the garden also benefits from a superb dedicated log cabin office, tucked discreetly within the grounds and providing an inspiring workspace away from the main house.

39 Hall Lane is a rare combination of period character, contemporary family living and exceptional outdoor space, close to local amenities. Beautifully presented throughout and occupying an enviable position surrounded by countryside, this is a home that offers not just simply outstanding accommodation but will contribute to a wonderful lifestyle.





