



## **Maria B Evans Estate Agents Limited**

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**Cat i' th' Window Barn, Almond Brook Road, Standish WN6 0ST**

**Offers in the region of £550,000**



- Landmark 16th Century barn conversion
- Three good sized and flexible reception rooms
- Breakfast kitchen and separate utility
- Up to five bedrooms with two en suites
- Four-piece family bathroom to first floor
- Accessed via a private lane from Almond Brook
- Many Period features plus bespoke additions throughout
- Impressive amount of floorspace at 2376 Sq ft
- Gated parking for multiple vehicles to rear
- Planning permission for a detached double garage
- Marketed for sale with no onward chain

Accessed via a private lane off Almond Brook Road, this superb, landmark barn conversion originally dates back to the 16th century and is situated close to the centre of Standish village. The barn has been refurbished to a high standard and comprises up to five bedrooms - two having en-suite facilities - three reception rooms, plus breakfast kitchen with separate utility room, and a four-piece family bathroom. With many original features such as exposed beams, characterful fireplaces and a Dutch Barn door, the barn has managed to seamlessly blend old and new during its conversion. To the rear there is secure off-street parking for numerous cars on a Tarmacadam hardstanding with landscaped gardens beyond and mature planted borders to the front.



Entering the property via the double-height Dutch barn doors into the dining hall, it's clear to see that the barn has been elegantly converted to retain its rustic charm. The high vaulted ceilings, stone flagged floors and large brick ingle fire place with log burning stove warming the entrance hallway, illustrate this perfectly. The entrance hall is central to the property and offers a way through from front to the rear dining area, large windows run floor to ceiling where glazed skylights meet them at eaves height. The room comfortably takes the eight-seater dining table which is situated overlooking the rear garden.



Off the dining room, the breakfast kitchen offers a mixture of wooden units with granite worktops and integrated appliances to include fridge and freezer, dishwasher and eye-level oven and grill. There is a five-burner gas hob with extractor fan over and an inset corner under-mount sink unit. Central to the room is a breakfast bar peninsular, to one side is a pantry cupboard and to the front there is space for a dining table. Off the kitchen, the utility room has matching units, space for a washing machine and gives way to the back door and a large covered porch area with bench seating.





To the far side of the property are three large reception rooms; one with a fireplace housing a log burning stove designed as the principal lounge, a further reception room which would be a fantastic play room or home gym, and an adjacent study or fifth bedroom.



The bedrooms are split over two floors with a comfortable guest room situated on the ground floor and offering a wet-room style en suite. Above this is a galleried landing giving access to two further double bedrooms as well as the four-piece family bathroom complete with roll-top bath and walk-in shower.



Finally, accessed via its open-tread staircase and situated above the breakfast kitchen, is the master bedroom. Fitted with an array of wardrobes and a dressing table, the master bedroom has an opening to the en suite with walk-in shower, WC and wash basin.



Externally, the sizeable plot extends to the front with mature planting and, set back off the lane, paved areas which sweep from the front to the rear gates. The rear boasts off-road parking on a Tarmacadam driveway via a gated access, and a substantial lawn garden lies beyond this with a southerly orientation. There is also a recently approved planning application for a detached double garage to the rear of the plot.



**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the property is Leasehold**

**We are reliably informed that the lease length is 999 years**

**We are reliably informed that the Lease is circa £125.00 per annum**

**Lease review date is 2044 and will change to £150.00 per annum in perpetuity**

**The Local Authority is Wigan Borough Council**

**The EPC rating is D**

**The Council Tax Band is G**

**The property is served by mains drainage**

**Please note:**

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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