



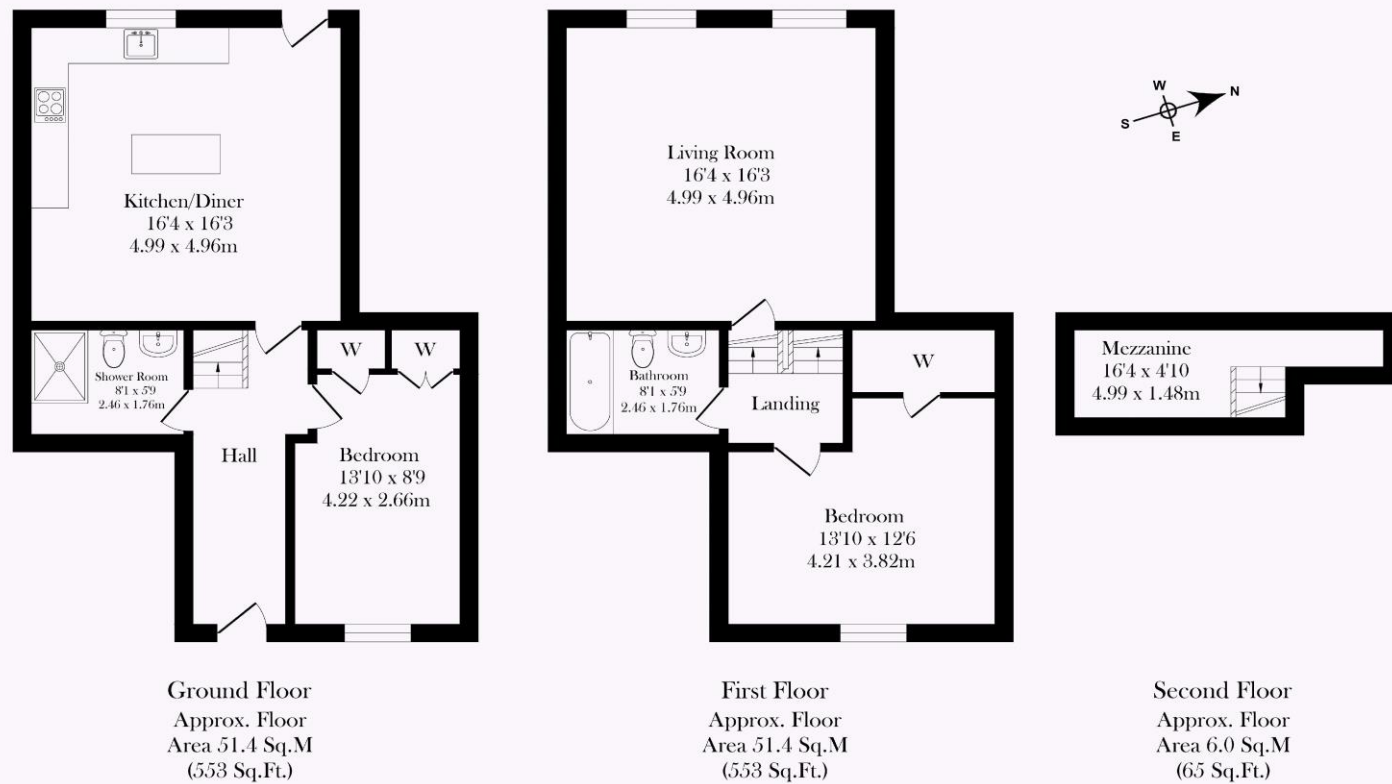
TRACY PHILLIPS

Estates



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Total Approx. Floor Area 108.8 Sq.M. (1171 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	75 C
39-54	E		
21-38	F		
1-20	G		



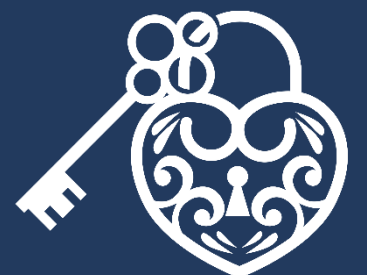
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Offers in Excess of £350,000

Arley Lane, Haigh



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The West Barn is a charming property boasting character and comfort in every corner. As you step into the entrance hall, you'll be greeted by the timeless elegance of stone-flagged flooring, setting the tone for this beautiful barn conversion. To the front of the house lies a generously sized double bedroom, adorned with fitted wardrobes and featuring exposed walls that add a touch of rustic charm. Adjacent is a bathroom offering convenience with a step-in shower, WC and sink. Ascend the stairs to discover the heart of the home – a spacious lounge, illuminated by dual windows that frame captivating views of the garden and the distant spire of Standish. Wood flooring and exposed beams enhance the cosy ambiance, creating the perfect space to unwind and enjoy the gorgeous sunsets. Step up to a second bedroom, complete with a walk-in wardrobe and a delightful balcony with balustrade, illuminated by a Velux window with a remote-control blind. A nearby bathroom invites relaxation with its luxurious features, including a bath with a mixer tap shower, sink, WC and convenient overhead clothes rail. Step out onto the mezzanine which offers a picturesque vantage point overlooking the lounge area – an ideal space for a study or reading nook. Descending to the ground floor, you'll find the hub of the home – a beautifully appointed kitchen boasting modern amenities including a new electric range cooker with gas hob. The dining area illuminated by feature lighting. An island with units adds functionality, while a pantry provides ample storage. Exiting through a stable door, the kitchen seamlessly opens to the charming rear garden, facing west for optimal sunlight. Outside, an electric awning complements the patio area, leading to a lush lawn with a path that meanders to a further seating area, offering a serene retreat. Beyond the gate lies access to delightful walks over the fields to Standish, inviting exploration and enjoyment of the surrounding natural beauty. Nestled in the picturesque Haigh village, this home sits in an enviable location at the end of a road surrounded by fields. Situated close to excellent schools, the village offers a selection of charming restaurants, and is ideal for history and nature enthusiasts alike who will enjoy the close proximity to Haigh Hall, a magnificent historic landmark surrounded by parkland. A leisurely stroll can also be taken along the Leeds to Liverpool canal. Early viewing is highly recommended to appreciate the charm and character of this lovely home.



