



35 Pimbo Lane, Upholland, WN8 9QQ



REGAN & HALLWORTH
The Professional Estate & Letting Agents

35 Pimbo Lane, Upholland, WN8 9QQ

A completely unique stone cottage in impressive rural setting.



- Unique and characterful cottage
- Two storey extension plus loft conversion
- Impressive, rural setting
- Open views to front & rear
- South-easterly facing garden
- Garden room / Studio
- Statement spiral staircase to loft
- 1027 SQ.FT.

Are you looking for a country cottage with open views? A property with character or a unique interior? Then you must view 35 Pimbo Lane. Not only does it offer all of the above but a whole lot more besides including an astonishing amount of internal living space over 3 floors totalling over 1020 SQ.FT.

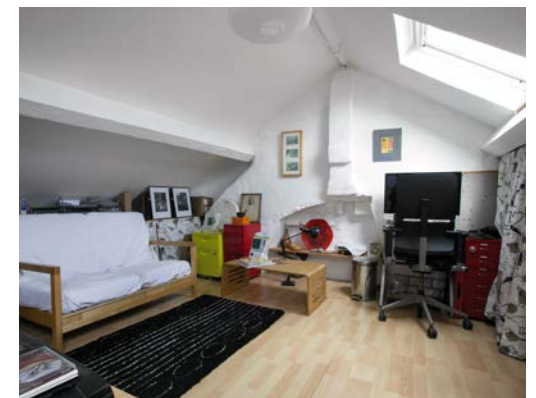
Enjoying far reaching views across stunning farmland to both the front and the rear, this deceptive stone cottage boasts all the key features of a picturesque, rural setting whilst being within walking distance of a train station with links to Southport, Wigan and Manchester and only a few minute's drive to the M58 and M6 motorways.

The home has benefitted over the years from a two storey rear extension plus a loft conversion making it perfect for a wide range of potential buyers, from young professionals seeking something distinctive and different, to any families wanting to downsize in a rural locale whilst also retaining lots of space. The owner is a designer and has created a wonderful home with a chic interior that features big comfortable living spaces and has also designed and built a garden room / studio in the rear garden which has electricity.

As you walk through the front door you enter into the kitchen. Definitely not your typical kitchen, it has painted wooden flooring and a range of wall and base units plus freestanding furniture with storage and display dresser. This room has a unique design and feel to it which sets the tone for the rest of the house. Highlights include a large ground floor living room with wood burner and tall window overlooking the gardens leading to extension with dining area and patio doors to outside. There is another living room/study on the 1st floor, two bedrooms and family bathroom plus a feature wooden spiral staircase leading up to the converted loft room.

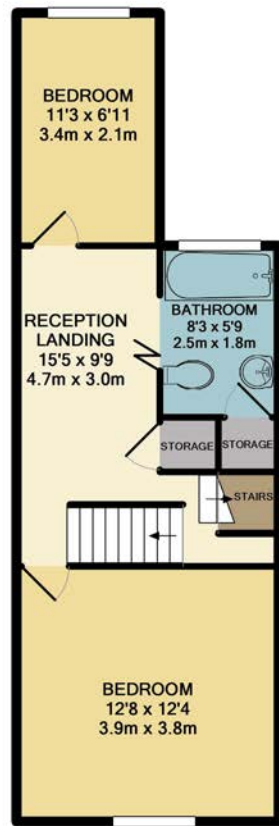
The property has been sensitively modernised retaining period features such as a cast iron fireplace in the main bedroom and the original stone surround in the living room. You will not see another house like this so we urge buyers to arrange an internal inspection now.







GROUND FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.7 SQ.M.)

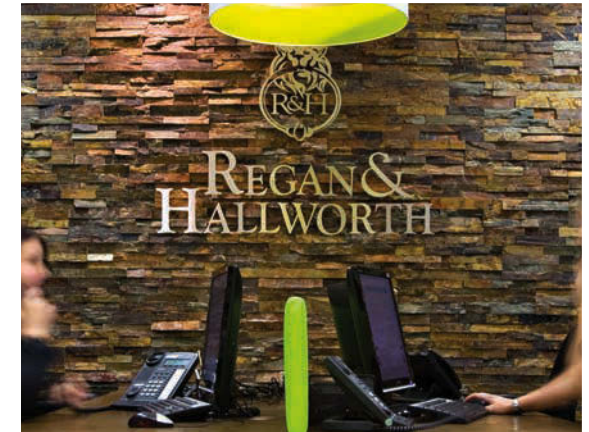


2ND FLOOR
APPROX. FLOOR
AREA 172 SQ.FT.
(16.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1027 SQ.FT. (95.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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