



## Gorsey Cottage 20-22 Gorsey Hill, Wigan, WN5 7XG Offers in excess of £400,000

Set within a beautifully established and secluded plot, this distinctive detached family residence offers a truly rare purchase, standing apart from anything else currently available. Located just off Winstanley Road in Billinge and discreetly accessed via a private lane serving only this home, the property enjoys a peaceful setting along with the added benefit of its own paddock and stabling, ideal for those with equestrian interests or countryside hobbies.

Originally two semi-detached cottages that have been thoughtfully combined into one home, the property retains much of its charming cottage character, including exposed beams and attractive feature fireplaces. Arranged over two floors, the accommodation is both generous and versatile. The ground floor includes an entrance hallway, three individual reception rooms, a fitted kitchen, and a substantial rear pool room/extension which offers excellent potential to remain as leisure space or be reconfigured into additional living accommodation.

To the first floor, there are four well-proportioned bedrooms along with a modern and well-appointed family bathroom. Outside, the property sits within an impressive plot that wraps around all sides, providing a high level of privacy and maturity. A large driveway offers ample off-road parking, complemented by the stables and adjoining paddock. The size of the rear and side gardens also presents scope for further extension, subject to the relevant planning consents.

The location is ideal for those who enjoy the outdoors, with numerous scenic walks and countryside trails close by, while still being conveniently placed for local schools, everyday amenities and motorway connections. Early inspection is strongly advised to fully appreciate the individuality, setting and future potential this exceptional home provides.

The property has been attractively priced and we invite all buyers in a position to proceed to view. Please call for more information.



## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

