



## Upholland Road

Wigan, WN5 7EG

**Offers around £750,000**



Offered with no chain, Meadowvale Cottage is a unique detached character property, boasting over 2,800 sq ft, situated on a private lane with a large plot to match, including a double garage, gated driveway, and landscaped gardens to front and rear. A brief overview of the accommodation includes two spacious reception rooms, conservatory, kitchen-diner, second kitchen/large utility room, downstairs shower room, two entrance porches, four bedrooms with an en-suite to the master, and a family bathroom.

The original period property was extended in the 1970s to create an impressive and luxurious home. It's full of character and charm with high quality finishes throughout, and an abundance of space for the whole family. Period features include grand fireplaces and beams, exposed internal stonework, and a fabulous bespoke grand oak staircase and gallery landing.





Living Space

The house has two choices for entrances, one leading from the gated drive and garage, which is more of a practical everyday entrance after popping the car on the drive or in the garage, and the second is from the private lane which leads into a central corridor connecting the downstairs living spaces, which is more of a guest entrance or for receiving post... But of course, the choice is yours! Both options provide flexibility and plenty of space for keeping shoes and coats tidy and out of the way.

The two large reception rooms are great sizes and again offer flexibility in use, as either two lounge style rooms or a formal dining room and a sitting room. Both feature imposing chimney breasts that add to the character, one with exposed brick surrounds and a log burner, and the other with an ornate stone fireplace surround with gas fire. To the rear of the property is also a large conservatory with glass roof which opens onto the terraces and patios at the back.

A recurring theme at this property is the great amount of space and flexibility it offers – as well as two large reception rooms there's two kitchens as well! One of them is open plan with what could be a breakfast room or kitchen-diner, featuring another impressive fireplace with exposed brick and a large feature log burner which adds to the countryside cottage feel. This first kitchen features a beautiful granite worktop which complements the beautiful oak-style cabinetry, housing a range of appliances including a Bosch oven and grill, Belling four-plate hob and hidden extractor hood, Neff dishwasher, microwave and fridge, plus a traditional white sink with drainer and feature mixer tap.

The second kitchen is also of a high-quality finish, with another granite worktop and traditional style cabinetry. It would be excellent as a utility room, though because it has comprehensive range of appliances, it is essentially a fully equipped kitchen! The appliances here include a Neff four-plate hob, oven and microwave, Neff washing machine, an undercounter fridge, and two undercounter freezers, plenty of extra storage space, and a Villeroy & Boch sink with feature tap.

Bedrooms & Bathrooms

One of the bathrooms at Meadowvale Cottage is located on the ground floor, which is fully tiled, with a three-piece suite including a walk-in shower, and matching Sanitan WC and wash basin. The family bathroom is located on the first floor with the four bedrooms, and boasts an extremely generous size, with tiled walls and a four-piece suite comprising a large corner bath with shower, wash basin, WC and bidet. The part-sloped ceiling and Velux window add to the character here too!

The sense of grandeur continues in the master suite which again is generous in size, spanning 23 ft in length! The bedroom is complete with a comprehensive range of fitted furniture, found in excellent condition, including wardrobes, drawers, dressing tables and glass fronted cabinets. The master ensuite has complementary fittings with a four-piece suite including bath, walk-in shower, inset stone wash basin with storage surrounds, and WC. Each of the three other bedrooms are well proportioned for family life, with the largest being on the opposite side of the landing and boasting a similar size to the master.

Outside Space

An impressive house wouldn't be complete without impressive grounds and gardens, and Meadowvale Cottage doesn't disappoint! There's already an increased sense of privacy due to the property being positioned down a private lane, but the lovely stone wall on the front boundary makes it even more private.

Down the lane and the electric gates open onto a spacious drive to accommodate several cars, and a detached double garage which is in great condition and has a tiled floor – ideal for dad to tinker, to store the family's miscellaneous bits and bobs, or keep your nice cars!

The garden at the front is beautifully landscaped and very private, featuring a lovely lawn surrounded by mature beds and shrubbery. There's also another very private outside space to the rear of the property, which is easy maintenance and provides oodles of space for outdoor dining or socialising with a family and friends on warm summer days.

Location

The property benefits from the convenience of easy motorway access via junction 26 of the M6, and the well-regarded Winstanley College is just round the corner too, all while having a lovely semi-rural village feel. You also have the practicality of plentiful amenities in the village of Billinge and surrounding areas, from country pubs to restaurants and bars, leisure facilities and independent shops. There's plenty of good schools in the area, and both Upholland and Orrell train stations are within just a short drive. The neighbouring larger towns of Wigan and Skelmersdale also offer a wide range of amenities.

Specifics

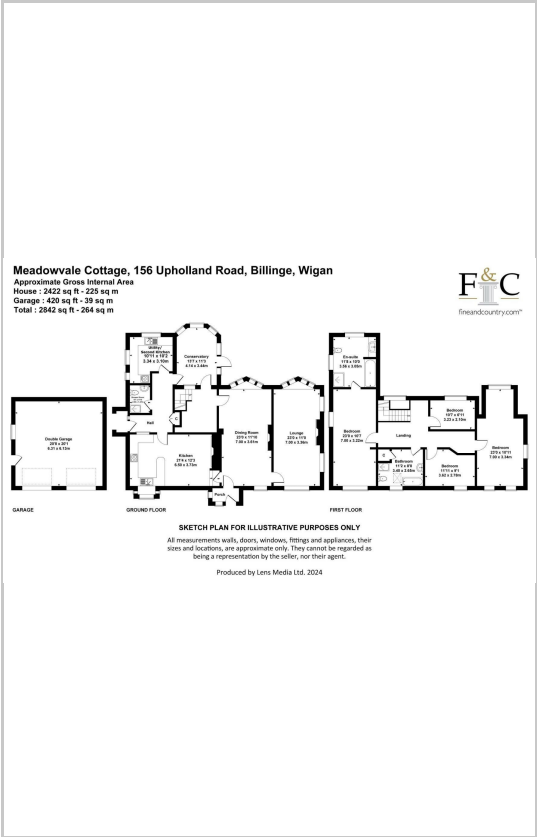
- The tax band is F.
- The tenure is freehold.
- There is gas central heating with a Worcester boiler located in the kitchen.
- The house and garage are alarmed with CCTV.
- The property is connected to mains drains via a shared pump station with a cost of £10 per month.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

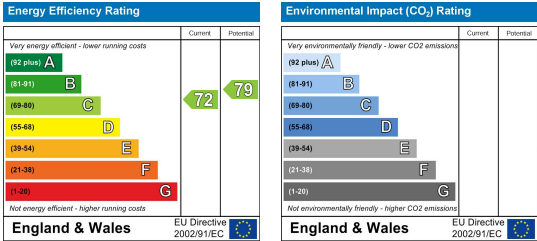
Area Map



Floor Plans



Energy Efficiency Graph



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