

# MORGAN H LEWIS



**Asking Price £375,000**

**Clap Gate Lane, Wigan WN3 6RW**

- \*1888 Built Former Farm House
- \*Three Double Bedrooms
- \*Immaculate Mature Gardens
- \*In and Out Driveway
- \*Prominent Position



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For the first time in over 50 years, and situated in a prominent position along Clap Gate Lane, this beautiful three bedroom detached Victorian Villa is now available. This landmark home, formerly a farm house, was built in 1888 of 13" 3 course brick construction and is set within beautifully stocked gardens which surround the property and features an array of beautiful original features, which really need to be seen to be appreciated. The current building replaced the original 17th Century Farmhouse, which was on the present site of number 49 Clapgate Lane, and which became a shippen before the last farmer, Mr John Wadsworth, replaced it with the current property in 1968.

The accommodation briefly comprises of; the first sitting room, which acts as a welcoming entrance to the home, with chimney breast, original farmhouse doorways and stairs leading to the first floor. Off the sitting room is a formal dining/sitting room, which again is appointed with original features and character. The Kitchen to the rear of the property looks out onto the beautiful gardens and leads on to another lounge/snug area and a further garden room which also provides access to the attached garage. To the first floor there are three double bedrooms, all centred around a landing area. Bedrooms one and two are large doubles, with the second bedroom currently being used as an office space. The bathroom is a modern three piece shower suite including a large double walk-in shower, with wall hung wash hand basin and w.c. All of the rooms on this floor provide large windows filling them with natural light. The outside spaces of this home are an absolute joy, they extend to one fifth of an acre and have been carefully stocked, tended and cared for by the current owner. Borders filled with shrubs and planting, mature trees, rockeries, a self filling stream with waterfall, (which is fed from rainwater gathered from the roof elevations), and even its own train 7 ¼ gauge train track! This is truly a beautiful and tranquil setting perfect for entertaining or relaxing in the sun. There is excellent space to both sides of the home offering potential for further extension (and subject to any necessary planning consents) should the new buyer need more accommodation. Finally to the garden is a beautiful stone built outbuilding with a sandstone shingle roof, dating back to the 17th century, which is the last remaining building of the original farm: the former privy, previously used as a coal store and pigsty. which is connected to mains electricity and is currently being used as a workshop, but would suit many other uses. Finally to the front is a handy in and out driveway, with ample parking for multiple vehicles. This individual home, having been in the same family for many, many years offers tremendous potential, arguably the most beautiful gardens in Wigan, and is ready for its next custodian who wishes to create a forever family home.

Early viewings are recommended.



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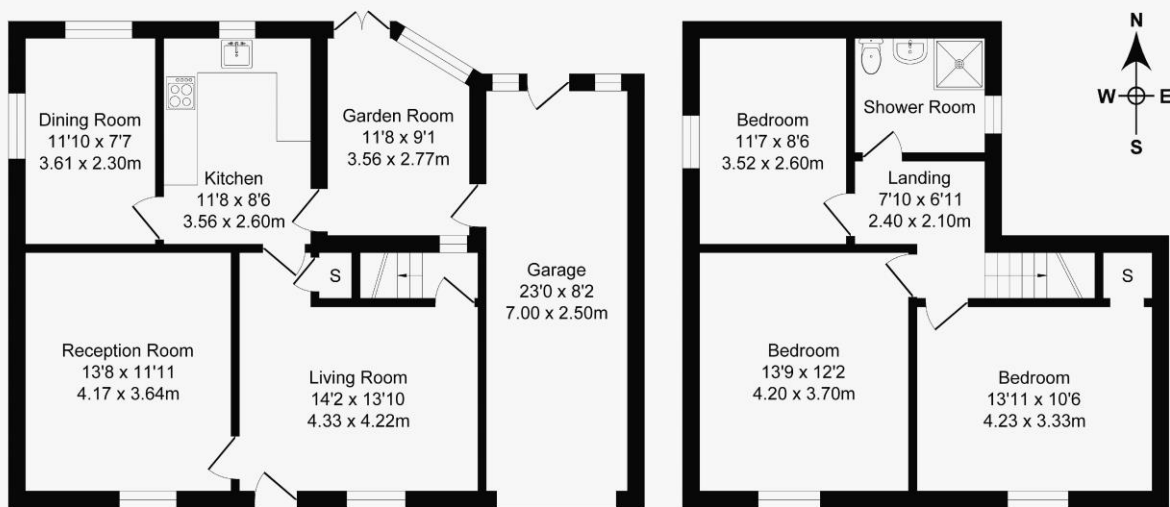


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## Clap Gate Lane

Total Approx. Floor Area 1437 Sq.ft. (133.5 Sq.M.)

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.



Ground Floor

Approx. Floor Area 874 Sq.Ft (81.2 Sq.M.)

First Floor

Approx. Floor Area 563 Sq.Ft (52.3 Sq.M.)