



Hill House Farm, Pemberton Road, Wigan, WN3 6DL

GUIDE PRICE: Offers Over £895,000



Hill House Farm Pemberton Road, Wigan, WN3 6DL

A rare opportunity to acquire a landmark property in the heart of peaceful, semi-rural Winstanley.

Hill House Farm is a striking, stone-built detached farmhouse of considerable character and history originally dating back to the 1600s and thoughtfully rebuilt by the current owners around 40 years ago. Set across two spacious floors, the main residence offers over 2,500+ sqft of beautifully presented living space.

A standout feature of this property is the detached stone-built barn, measuring approximately 2,000+ sqft.

Outside is set within approximately 0.67 acres of formal, mature gardens.



Residential Property

Kitchen

15'11" x 14'11" (4.86 x 4.57)

Dining Room

20'1" x 11'10" (6.14 x 3.61)

Lounge

18'4" x 14'6" (5.60 x 4.43)

Reception Room 2

14'6" x 13'6" (4.43 x 4.13)

Reception Room 3

13'2" x 13'0" (4.03 x 3.97)

Conservatory 2

12'1" x 11'1" (3.69 x 3.40)

Conservatory 1

Master Bedroom

22'8" x 14'5" (6.91 x 4.40)

En Suite

9'8" x 6'11" (2.96 x 2.12)

Bathroom

12'4" x 6'5" (3.76 x 1.97)

Bedroom 2

15'10" x 14'11" (4.85 x 4.56)

Bedroom 3

10'9" x 7'4" (3.28 x 2.25)

Barn

Room 1

35'5" x 29'2" (10.81 x 8.90)

Room 2

35'5" x 18'3" (10.81 x 5.58)

Stable 1

19'8" x 17'0" (6.0 x 5.20)

Stable 2

16'0" x 12'6" (4.88 x 3.82)

Storage 1

19'2" x 16'8" (5.86 x 5.10)

Storage 2

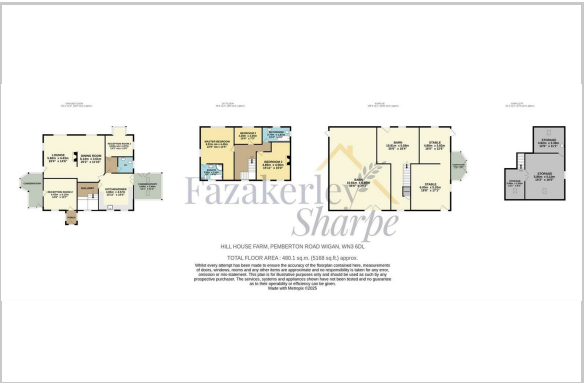
12'6" x 11'1" (3.82 x 3.39)

Storage 3

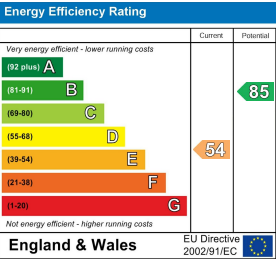
Area Map



Floor Plan



Energy Efficiency Graph



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.