

FOR SALE

Highgrove, 148, The Green, Eccleston, PR7 5SB

 **REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

 ESTD  
1996



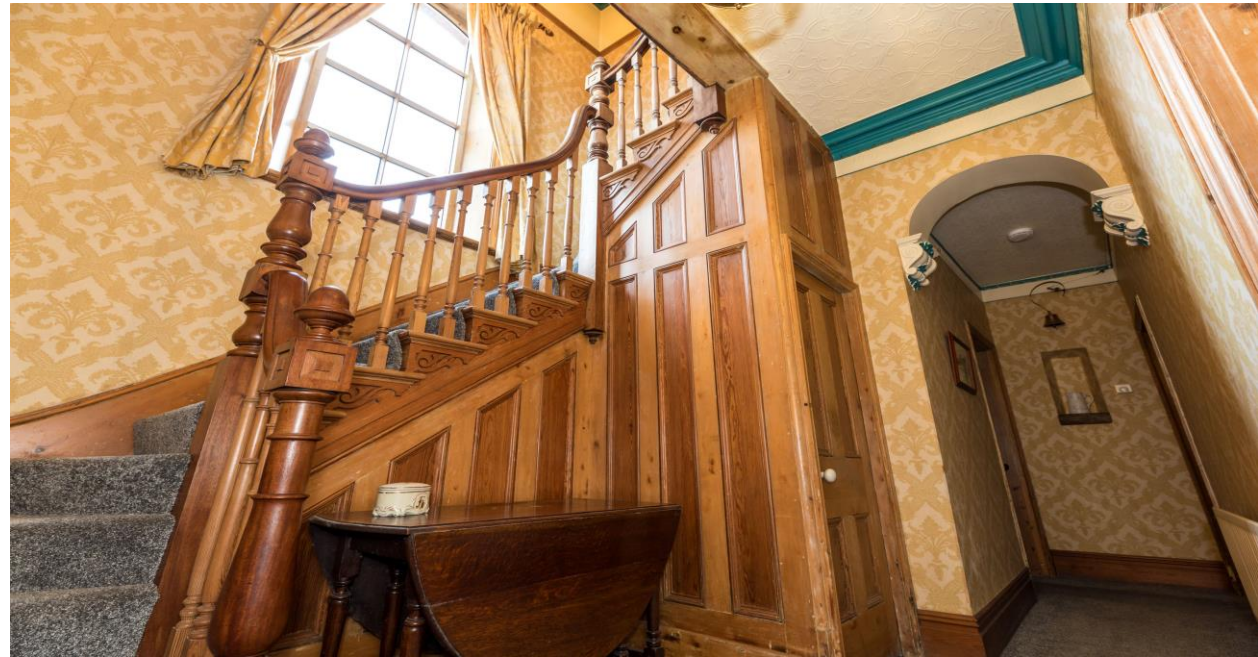
## Highgrove, 148, The Green, Ecclestone, PR7 5SB

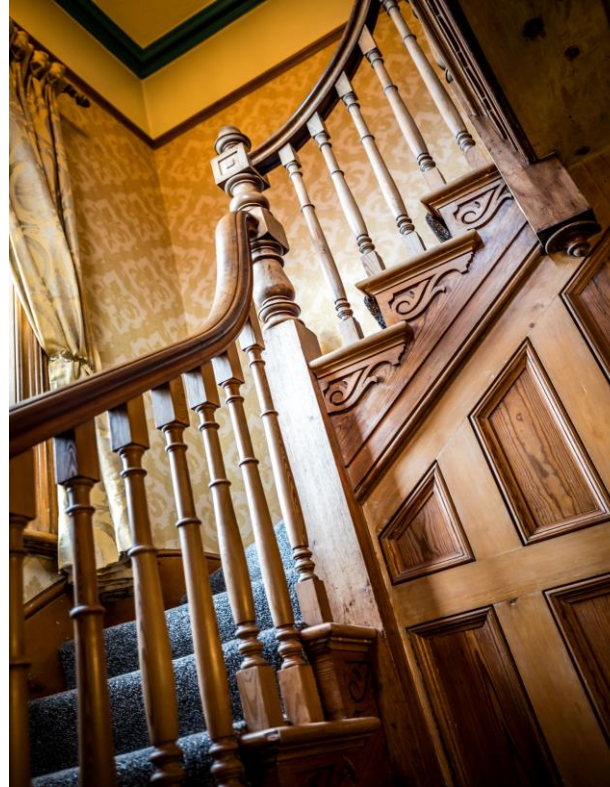
*One of Ecclestone's most iconic and eye-catching homes.*

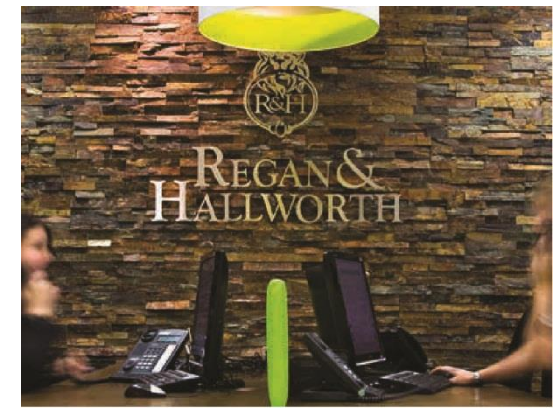


- Distinctive 4 bed period home
- Mature gardens & detached Coach House
- Amazing refurbishment potential
- Offers space, style and elegance
- Largest plot in centre of village
- Priced for modernisation
- 4 formal reception rooms
- 3329 SQ.FT. in total / Freehold

Welcome to one of the most iconic period homes in Ecclestone which sits proudly right in the heart of the village. Boasting one of the largest plots locally (0.64 acres) this fabulous home offers characterful accommodation and a large detached coach house that totals 3329 square feet of versatile accommodation that has plenty to offer the discerning buyer. Dating back to the Victorian era of space, style and elegance, it features beautiful original features throughout that have to be viewed to be appreciated. As you step into the vestibule, you'll be greeted by a welcoming hallway adorned with beautiful wooden paneling. The house has a natural flow, with the drawing room seamlessly transitioning into the lounge, both of which boast real fires. The dining room, positioned at the rear, offers views of the garden and is separated from the kitchen by a cozy snug equipped with a multifuel stove. The breakfast kitchen features a variety of wall and base units, complemented by integrated appliances such as a refrigerator, freezer, dishwasher, hob, and double electric oven and grill. Adjacent to the kitchen, you'll find the boot room, utility room, and a convenient store. Completing the ground floor are the laundry room and a cloakroom with a wash hand basin and WC. Venturing outside, the property boasts substantial gardens with flowing lawns and meticulously planted beds and borders. A brick-built garden shed and a delightful summerhouse with stained glass windows enhance the outdoor charm. Interestingly, what was once the coach house and stables has been transformed into a perfect garage and workshop with stone flooring and a mezzanine level—accessed via stairs from an old double-decker bus. Ascending the gorgeous staircase, we reach the first-floor landing and a cozy library. Bedroom one is conveniently accessed through its dressing room, while bedrooms two and three offer comfortable doubles. The spacious bathroom, overlooking the garden, features a bath, wash hand basin, WC, bidet, and a mixer shower in the cubicle. Adjacent to it is a practical linen room. For those curious to explore further, a separate set of stairs leads to the second floor, where the old servant's quarters have been repurposed into an additional bedroom.







**WIGAN OFFICE**  
4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

**STANDISH OFFICE**  
8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

**PARBOLD OFFICE**  
5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

[www.reganandhallworth.com](http://www.reganandhallworth.com)



We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.