

FOR SALE

Winstanley House, Red Rock Lane, Haigh, WN2 1LX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



Winstanley House, Red Rock Lane, Haigh, WN2 1LX

Stunning country home in spectacular countryside setting.



- Distinctive detached stone residence
- Serene unspoilt Country Park location
- Over 6 acres of formal gardens & land
- Breathtaking south facing rural views
- 5 double bedrooms / 3 bathrooms
- Magnificent handcrafted kitchen
- Intergal double garage
- 4543 SQ.FT. / Freehold

This gorgeous five bed country home is set amongst approximately 6.2 acres of land and formal gardens in a tranquil setting that boasts breathtaking south facing views over an unspoilt rural part of Haigh Country Park Estate yet is located within easy access to Wigan, Bolton & Manchester.

Set behind an electronic farmhouse gate at the end of a private tarmac surfaced lane, Winstanley House is a distinctive stone-built residence that is hard to find but certainly worth the effort. In recent years it has undergone comprehensive and sensitive modernisation and improvement to provide a very beautiful and desirable character filled family home. The accommodation perfectly blends the best of old and new and is both tasteful and well suited for modern living with a fabulous reception hallway with vaulted ceiling and balcony landing, 2 excellent reception rooms, a magnificent open plan family kitchen with dining area and snug incorporating bespoke hand-crafted units, Aga cooker, central island, exposed feature brick wall and wood burner. An elegant Orangery overlooks the gardens, and a spacious study and utility room completes the accommodation downstairs whilst upstairs there are 5 double bedrooms, 2 en-suites & a luxury family bathroom.

The gardens and grounds are all immaculately maintained with a long sweeping driveway leading to a gravelled courtyard to the front with access to a large integral double garage. Whilst to the rear and side there are extensive lawned garden areas leading onto fenced and enclosed paddocks to east and south elevations. The plot also includes some woodland. A landscaped Indian stone terrace that runs along the rear of the property links both reception rooms and the Orangery providing stunning outside living space that enjoys the amazing south facing views.





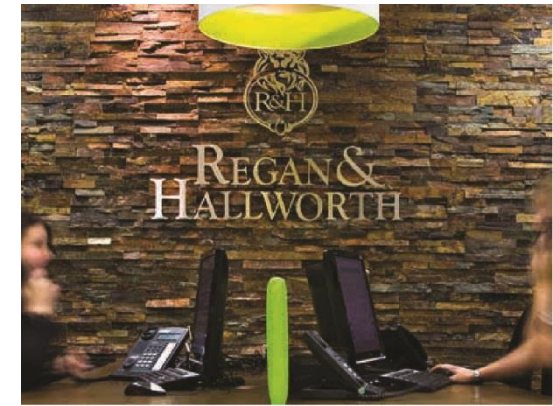


GROUND FLOOR
APPROX. FLOOR
AREA 2636 SQ.FT.
(244.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1907 SQ.FT.
(177.2 SQ.M.)

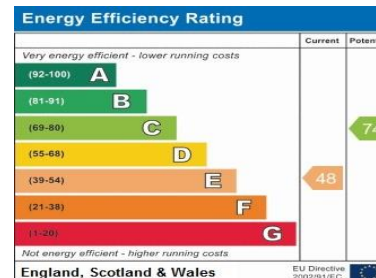
TOTAL APPROX. FLOOR AREA 4543 SQ. FT. (422.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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