

FOR SALE

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



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Unique, detached farmhouse plus substantial detached barn offering development potential.

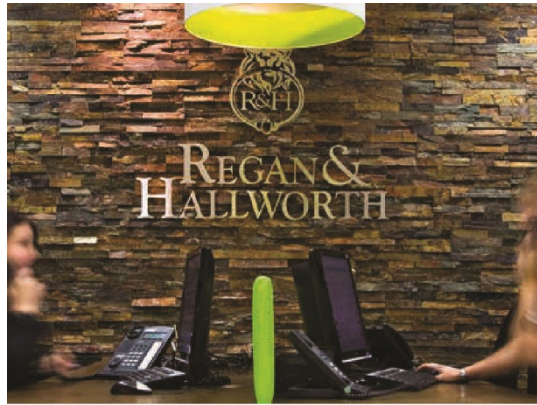
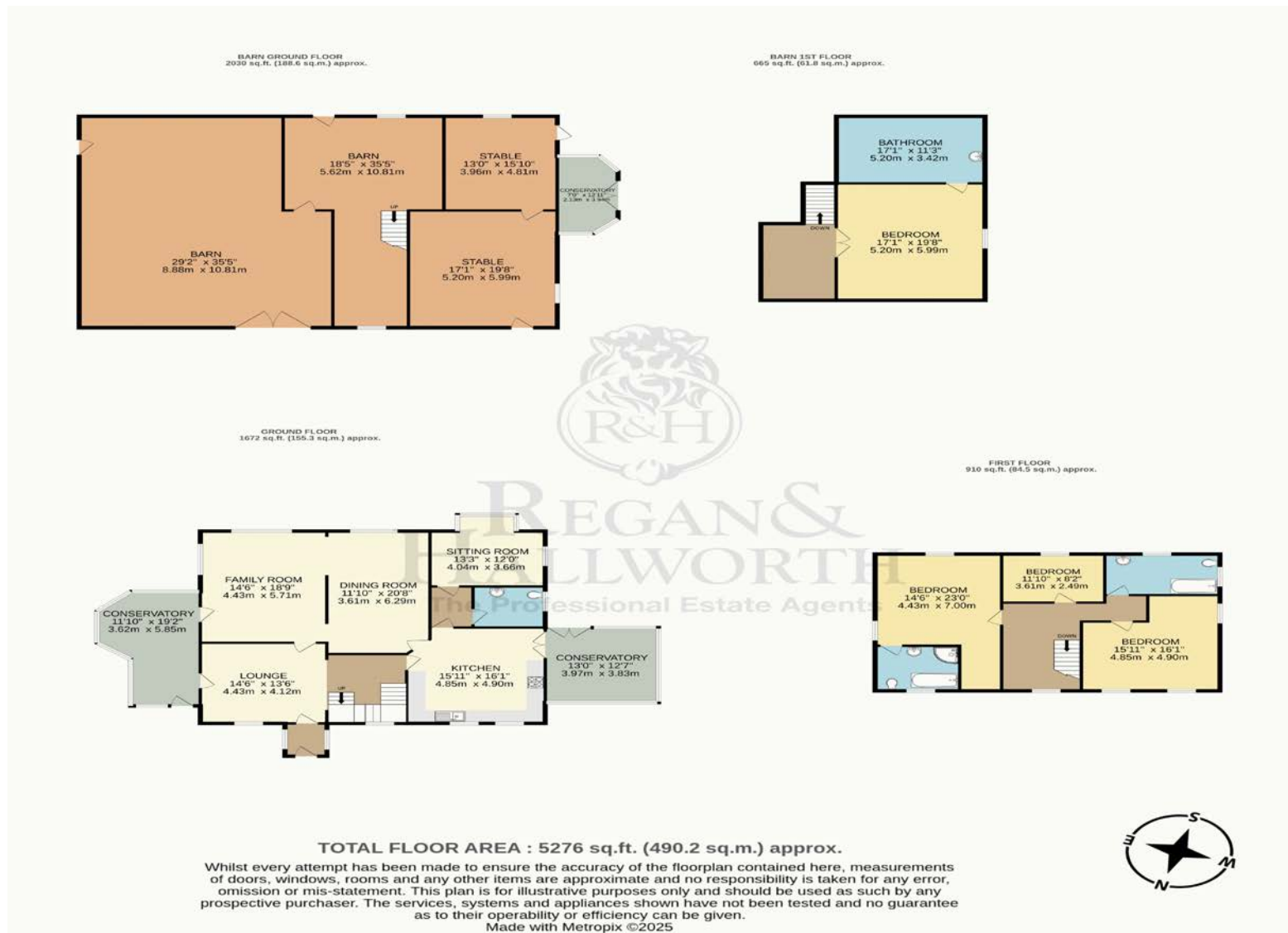


We are delighted to offer buyers a truly unique opportunity to purchase one of the most extraordinary homes in the highly sought after and peaceful area of Winstanley. Enviably located down a private driveway in a stunning rural setting that offers uninterrupted views across open countryside yet is within easy reach of numerous local amenities including some outstanding schools for all ages, public transport links and major motorway networks - Hill House Farm comprises a beautiful stone-built former farmhouse, believed to date back to the 1600s plus a substantial stone detached barn too which has the potential to be converted into another contemporary detached dwelling, subject to the necessary planning. The house itself was essentially rebuilt around 40yrs ago by the current owners & offers in excess of 2,500 square feet of lovely characterful accommodation set across two floors that comprise in brief of; 4 well presented reception rooms, a fitted kitchen plus two conservatories. Upstairs there are three bedrooms (though the home could easily be remodelled to create four) with an en-suite to the master and a principal bathroom.

Outside, the stone built barn is an astonishing 2600+ SQFT with wonderful floor to height ceilings & large exposed trusses, a stable area plus an upstairs section with room & bathroom that really could be something truly special, should clients acquire planning permission. Alternatively there is the potential here for annex-living or an area from which to run a business. Both properties sit and currently share approx 0.8 acres of formal gardens in a beautiful tranquil location enjoying magnificent aspects over the surrounding countryside. The views, gardens and setting here really is hard to beat & early inspection is essential to appreciate the opportunity on offer. FREEHOLD.







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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.

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