







5 Tan Pit Cottages, Tanpit Lane, Winstanley, WN3 6JY

Totally unique detached home in prime private residential plot.



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- Distinctive 6 bed detached home
- Two homes in one
- Private gated plot over 1/3 acre
- Amazing versatility & potential
- Two large garages

- Sunny aspects in rear garden
- Prime location on private lane
- 4340 SQ.FT. in total / No chain

With over 3,300 square feet of internal living space, 5 Tan Pit Cottages stands out as one of the largest and most distinctive homes in Winstanley, where most fourbedroom detached houses are under 1,300 square feet. Nestled in a prime location off the private Tan Pit Lane, it also boasts one of the largest plots in the area, spanning over 1/3 acre.

This substantial property offers versatile living arrangements, making it ideal for multi-generational households or buyers seeking essentially two homes in one. The main house features a spacious four-bedroom layout, while the self-contained home has been thoughtfully designed for wheelchair accessibility and independent living. Set within a gorgeous and private plot, the property backs onto mature trees, offering peace and seclusion.

While the home does require modernisation, this is reflected in the competitive asking price. Highlights include a private gated entrance, a long driveway, gas central heating, double glazing, and EV solar panels, contributing to its impressive energy efficiency rating. Additionally, the property is offered with no chain delay.

Externally, the principal gardens are wonderfully private and enjoy sunny southwesterly aspects. The property provides ample parking space, with two driveways, a large attached double garage as well as an even larger detached barn-style garage to the rear. 5 Tan Pit Cottages is a rare opportunity to own a substantial home with incredible potential and adaptability, making it a must-view for discerning buyers.



























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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