

FOR SALE

Dog In The Wall Cottage , Sennicar Lane, Haigh, WN2 1LS



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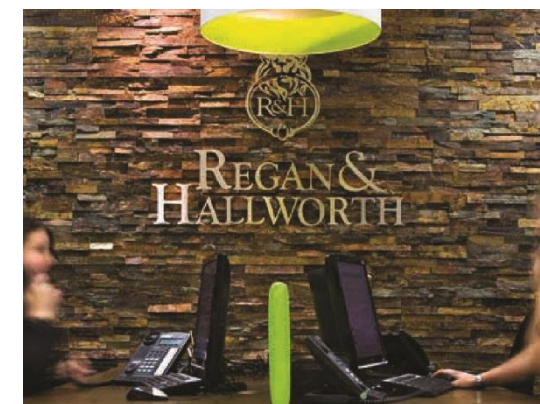
Wonderful stone cottage with breathtaking views set in an idyllic rural setting.



- Wonderful stone cottage
- Significantly extended
- Breathtaking views
- Detached garden office
- 4 bedrooms / 2 reception rooms
- Idyllic rural setting
- Pretty, cottage-style garden
- 1731 SQFT

Tucked away along the idyllic Sennicar Lane - a highly coveted, & peaceful rural setting positioned right in the curtilage of Haigh & resting within a stunning 1 / 3 acre plot with wonderful open views - Dog in the wall Cottage is a superb stone property that has been significantly extended by the current owners & offers buyers a rare opportunity to purchase a 4 bedroom home in a setting where properties seldom come available. Dating back to 1680, the property is set across two floors, totalling a very deceptive 1731 square feet of pretty, cottage-style living space which has been significantly improved by the current owners. The home in brief comprises; an entrance hallway, a large main lounge with feature fireplace & beautiful log burner, a second lounge / dining room, plus a lovely farmhouse-style fitted kitchen which benefits from a wonderful York Stone floor & AGA cooker. Upstairs, there are four bedrooms, one of which benefits from a en-suite, plus a family bathroom suite & a loft storage room. Externally the home benefits from a simply exceptional plot & gardens that extend to approx 1 / 3 acre. The rear garden is spacious & mature & enjoys a wonderful open aspect across rolling countryside. The garden is well stocked with various plants & flowers plus takes in a westerly rear aspect & therefore lots of late afternoon sun. Furthermore our clients have cleverly converted an old outbuilding, creating a stylish home office that could be used for an number of functions such as running a business from or using as a studio. To the front there is ample off road parking for numerous vehicles via the large driveway plus there is an additional parking bay just in front of the house too. Locally, the property is conveniently positioned within Haigh Country Park & therefore close to the hall itself with its numerous shops / amenities, local butchers and independent brewery. Early viewings are highly recommended on this beautiful stone property.





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



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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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