

FOR SALE

Rookery Cottage, Hillock Lane, Dalton, WN8 7RJ

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

 ESTD
1996



Rookery Cottage, Hillock Lane, Dalton, WN8 7RJ

Exceptional newly renovated Country House with panoramic views over the Douglas Valley



- Stunning Georgian country house
- Newly renovated throughout
- Outstanding gardens & outside living
- 4 bedrooms & self contained annexe
- Truly spectacular location & views
- Clive Christian Living Kitchen
- Heated pool & garden room
- 4953 SQ.FT. in total

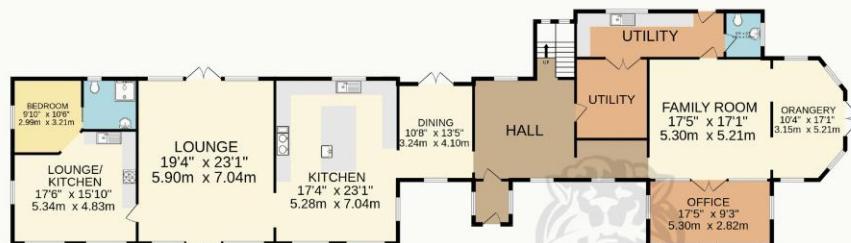
Rookery Cottage is an outstanding detached residence and undoubtedly one of Lancashire's most distinguished homes—one we are truly proud to bring to market. Occupying an elevated position and set within approximately 1.4 acres of beautifully landscaped, private grounds, this remarkable home offers unrivalled outdoor living, complete with a heated swimming pool, and sweeping panoramic views across breathtaking countryside. Originally dating in part to 1718, the property has been extensively extended, thoughtfully remodelled, and recently renovated to an exceptional standard. The result is a striking fusion of historic charm and contemporary luxury. Full-height windows in the principal rooms perfectly frame the surrounding landscape, ensuring the home takes full advantage of its idyllic setting. Internally, the accommodation is both spacious and versatile. Generous reception rooms and a stunning Clive Christian kitchen with AGA form the heart of the home, offering a free-flowing layout ideal for modern family life and entertaining. The interiors are filled with natural light and finished to an impeccable standard throughout, with two utility rooms providing ample storage. A notable addition is the self-contained ground floor annexe, complete with its own lounge, kitchen, and shower room—perfect for guests, multi-generational living, or as a private apartment. Upstairs, the home offers four well-appointed bedrooms, three luxurious bathrooms, and a study area. Beyond the main house, three high-quality stone outbuildings add a further 900 sq. ft. of usable space, including a fully equipped gym, pool/garden room with bar, and a plant room with shower and WC. Further highlights include a bespoke internal office with high-speed broadband, mains gas central heating, and a full CCTV system with remote access for peace of mind. The south-facing gardens are truly exceptional, featuring extensive terraces ideal for al fresco entertaining, a stream, manicured lawns, and mature planting. The property benefits from two gated driveways—one approached via a long, sweeping drive from Hillock Lane with secure gated access and CCTV, and a secondary gated access from Lees Lane.



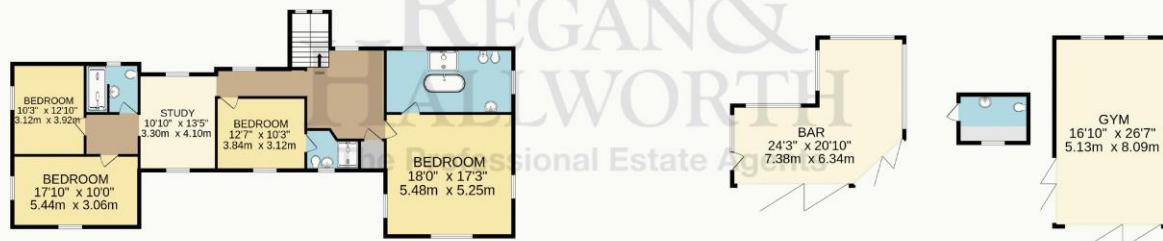


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GROUND FLOOR
2642 sq.ft. (245.4 sq.m.) approx.



1ST FLOOR
1432 sq.ft. (133.0 sq.m.) approx.



OUTBUILDINGS
879 sq.ft. (81.7 sq.m.) approx.

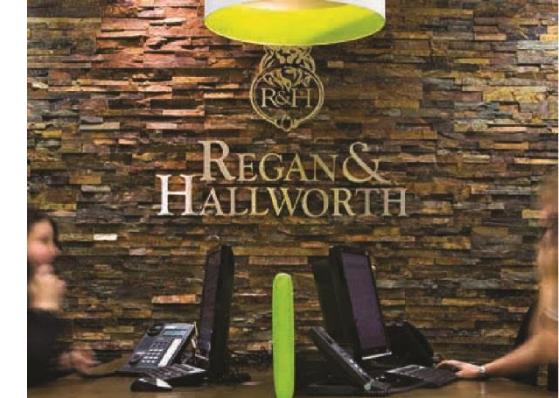
TOTAL FLOOR AREA : 4953 sq.ft. (460.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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