

FOR SALE

Tara, Leyland Mill Lane, Wigan, WN1 2SA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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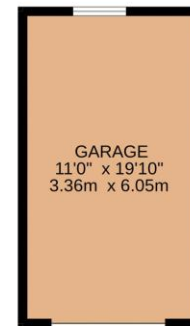
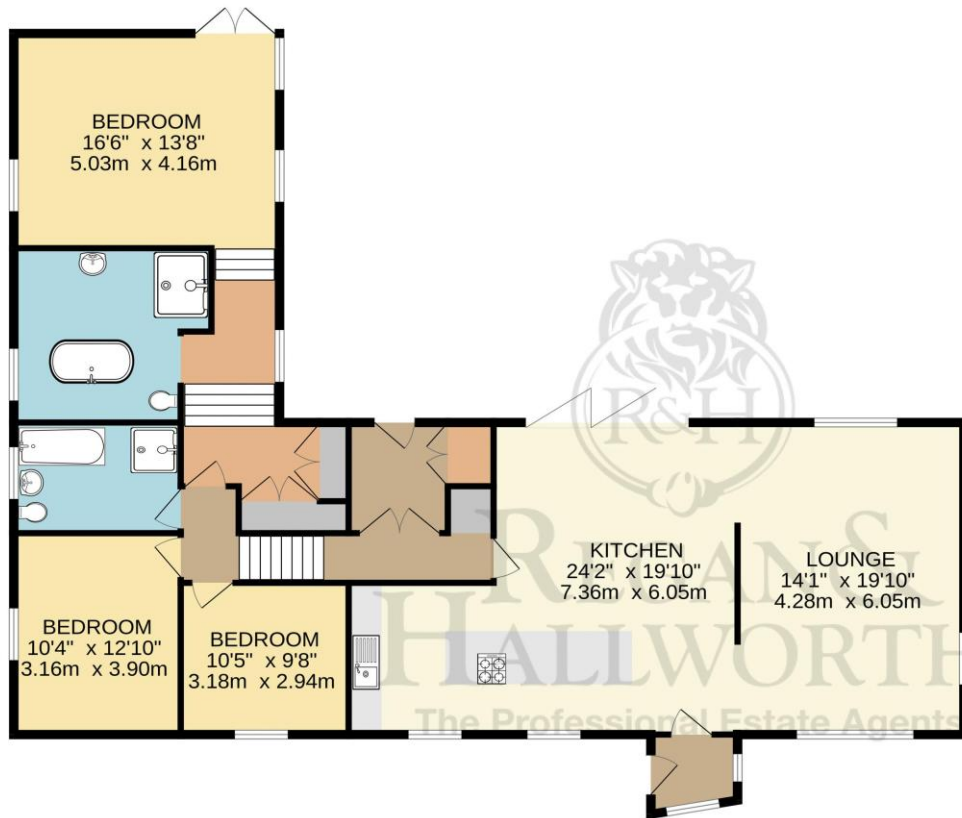
Unique & individual detached home located in a leafy secluded rural setting.



- Unique, individual detached home
- Superior open plan design
- Stunning master suite
- Wonderful 1 / 2 acre plot
- 3 bedrooms / 1 reception room
- Beautifully presented throughout
- Highly coveted setting
- 1823 SQFT

'Tara' is an instantly recognisable & individually designed detached bungalow enviably located in one of Wigan's most sought after settings down a pretty, country lane & within the curtilage for Haigh Hall Country Park. Sitting on an impressively spacious & mature plot, elevated off Leyland Mill Lane itself, the location enjoys all the sense of a peaceful rural locale, yet is just 10 minutes drive from the centre of Wigan and is in the catchment area of some acclaimed schools. The property itself extends to a sizeable 1823 square feet, making it ideal for a range of buyers & has been cleverly remodelled & much improved by the current owners. In brief this stunning home comprises; a front porch which leads into a superior open plan fitted kitchen diner and family room. This flowing, spacious open plan design is very much in line with modern tastes & provides an area for eating, entertaining & relaxing. The sleek fitted kitchen itself is finished with a large island unit, a mix of quartz & walnut worktops & a range of integrated appliances. Large bi-folding doors open out onto the pretty rear garden & there is a beautiful feature log burner too. The three bedrooms are accessed via the split level design with the master suite being a particular highlight & incorporating a striking feature trussed roof & vaulted ceiling, an exposed stone chimney, separate dressing area & luxury en-suite bathroom with free standing bath. There is also an impressive 4-piece family bathroom suite too. Externally, the setting and surroundings here are simply exceptional with the overall plot extending to approx half an acre. To the front is a cobbled, double driveway with access to the integral garage, with the mature gardens located to three sides all of which enjoy woodland aspects and total privacy. The rear has a pretty decked patio for sitting out, enjoying the westerly rear aspect that extends down to the river and benefits from fishing rights. Viewings are essential to appreciate the quality & position of the home on offer.





TOTAL FLOOR AREA : 1823 sq.ft. (169.3 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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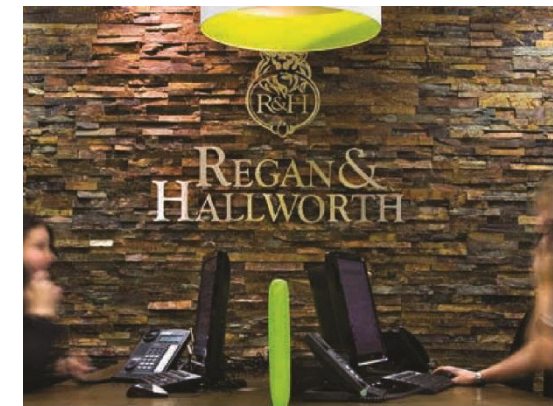
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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