



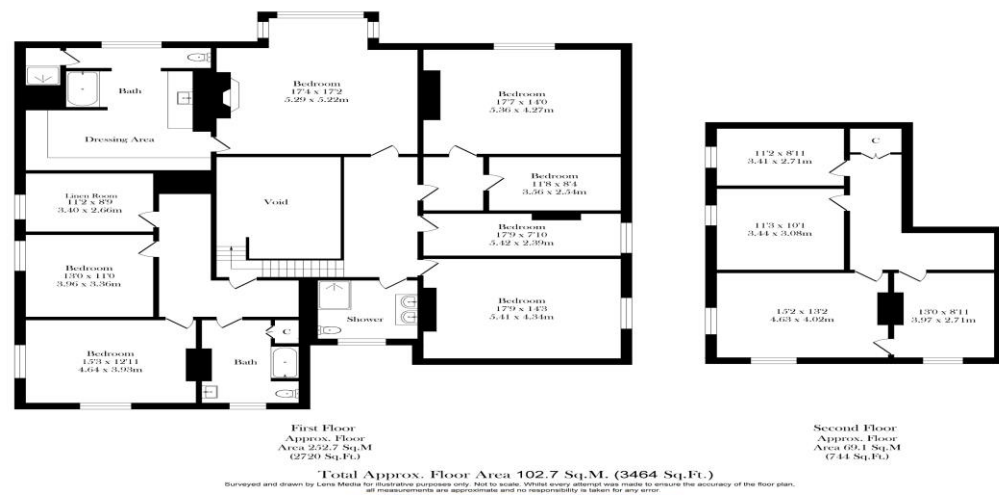
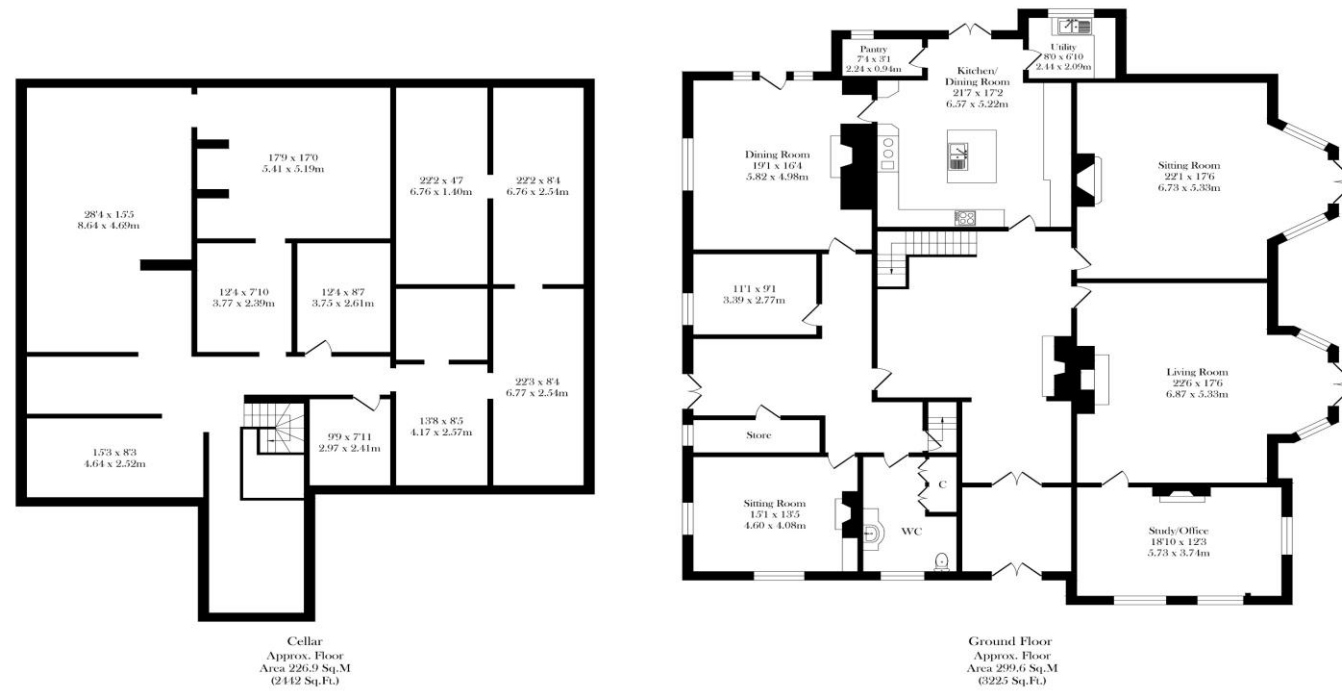
TRACY PHILLIPS

Estates



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Estates



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Price on Application

Marylebone Place, Wigan



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Mariebonne House is quite simply a piece of Wigan's history, which has never been sold on the open market before and only ever been owned by two families since 1924. This historic home is breath taking, filled with the charm of a bygone era and with interesting and period features throughout. The main house, believed to have been originally constructed circa 1855, and built as the dower house to Haigh Hall Estate, is the most classic double fronted Victorian home, positioned within the most peaceful woodland setting, and yet only a stone's throw from the area's many surrounding facilities. The main house is in fact a smaller replica of Haigh Hall and includes many of the features mirrored from the main hall, and set within formal grounds of approximately one and a half acres.

The elegant main house offers the most incredible 5946 sq. ft of accommodation, and within further potential for additional square footage within the cellars and attics. The accommodation is filled with original period features and is presented in a style appropriate and befitting for a home of this era. Brief highlights include the grand entrance hallway with sweeping staircase, open fire and domed roof light, two elegant reception rooms leading directly on to the terrace and grounds, a library, and additional sitting room. The kitchen is built with inset handmade wooden units and is warmed by an Aga and leads directly into a separate dining room. The ground floor is completed with the more practical rooms including a linen room, walk-in pantry, and two additional storerooms, one currently used as a hobby room.

The first floor equally provides beautifully detailed accommodation throughout. There are at present seven bedrooms (some of which would equally work as additional bathrooms if required) the main family bathroom, completed with a Travertine finish, and two ensuite bathrooms. The master suite includes a beautifully appointed fitted suite and dressing room with some of the bedrooms provide beautiful views over the property grounds.

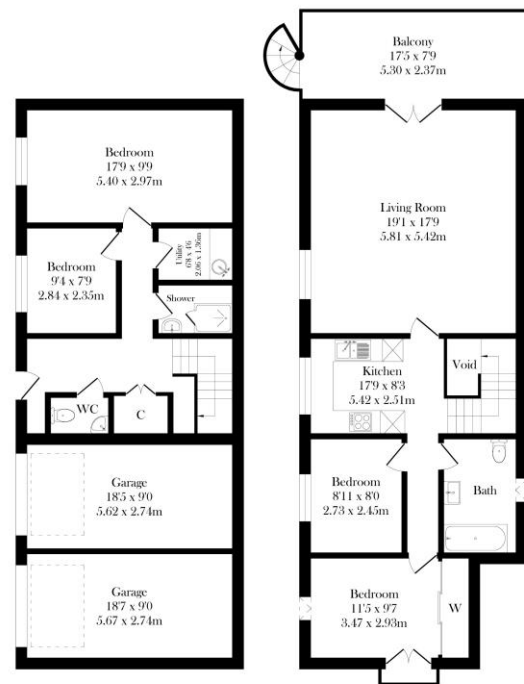
Externally, the estate is tucked away along a quiet lane, towards the Plantation Gate conservation area of Wigan. Surrounded by mature trees and set in formal grounds which extend to approximately one and a half acres this amazingly peaceful plot, with a wrap around terrace around the home offers stunning established and mature gardens.

The estate also includes a separate Coach House, constructed in 2005 by the current owners of Mariebonne House. The Coach House is a self contained four bedroom detached home, positioned within the grounds of the estate. The four bedroom home can be lived in independently of the main house and includes accommodation extending to approximately 1650 sq ft. Highlights of The Coach House include vaulted ceilings to the first floor, an outside elevated terrace, double garage parking, two bathrooms and a large open plan lounge to the first floor.

Viewings of this quite remarkable and unique home are strongly recommended to appreciate the scale, grandeur and feeling of this historic home.

Viewings are strictly by appointment via our office.





Coach House (Ground Floor)
 Approx. Floor Area 74.9 Sq.M (806 Sq.Ft.)

Coach House (First Floor)
 Approx. Floor Area 78.4 Sq.M (844 Sq.Ft.)

Total Approx. Floor Area 153.3 Sq.M. (1650 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.







