



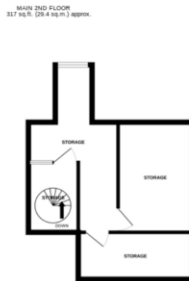
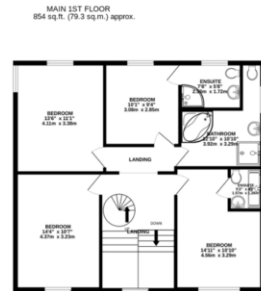
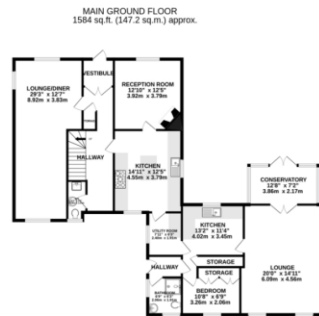
TRACY PHILLIPS

Estates



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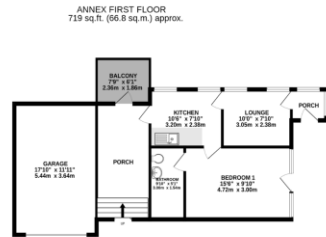
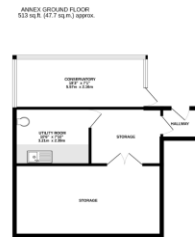
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TOTAL FLOOR AREA: 5452 sq ft. (506.5 sq m.) approx.

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.

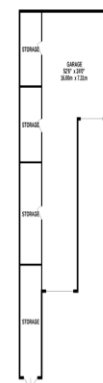
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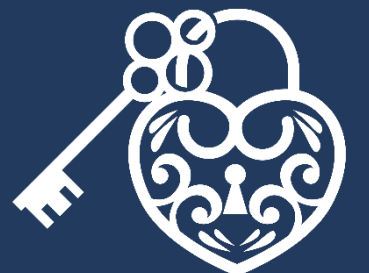
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Asking Price: £800,000

Sawmill House, Wigan Road, Aspull



Sawmill House, Aspull Road, Aspull, Wigan – A Unique and Historic Country Residence

Set within a private and secluded plot on the edge of Wigan’s countryside, Sawmill House is a truly exceptional and substantial Grade II listed family home, steeped in history and character. Originally constructed in 1839 as a sawmill, this impressive stone-built property has been sympathetically converted into a large family estate, offering expansive and versatile accommodation ideal for multi-generational living, home business use, or lifestyle buyers seeking rural tranquillity with modern convenience.

Constructed from dressed stone beneath a slate roof, the home retains a wealth of original features. The property is tucked away via a single-track approach and is surrounded by its own private grounds, which include wraparound gardens, a cobbled courtyard, and two driveways offering ample off-road parking.

Inside, the main house and attached annexe offer approximately 2,809 sq ft of accommodation. The traditional double-fronted layout includes two formal reception rooms centred around a grand entrance hall, with a beautiful staircase rising to the first floor. The formal kitchen is fitted with a range of bespoke units, a central island, and a range cooker, offering a perfect space for both family life and entertaining. The first floor provides four well-proportioned bedrooms, two of which benefit from en-suite facilities, along with a spacious family bathroom. Above, the second-floor attic spaces offer a further 513 sq ft of storage or potential conversion, subject to the necessary permissions.

Attached to the main house is a fully self-contained annexe, featuring its own lounge, kitchen, bedroom, and shower room, accessed via a conservatory. In addition, a second detached annexe or apartment provides a further 1,232 sq ft of multi-functional space. This includes ground-floor storage areas, a separate lounge and bedroom, a kitchenette, and a wet room making it ideal for independent living, guest accommodation, a studio, or even business use.

Externally, the property continues to impress. A large L-shaped detached garage is accompanied by four separate container stores, providing abundant storage or potential for further development. The grounds are beautifully laid out with lawns, mature trees, a cobbled courtyard and two driveways that wrap around the home, allowing easy access and privacy. The property’s setting, size, and configuration make it particularly appealing to those looking to run a business from home or create a flexible, multi-generational lifestyle estate, subject to any necessary planning consents.









