



Maria B Evans Estate Agents Limited

2 Gothic Cottages, School Lane, Haigh, WN2 1PD

Offers in the region of £350,000



- Chocolate-Box pretty Grade II Listed mid-terrace cottage
- Set in the heart of the idyllic Haigh Country Park
- Two delightful reception rooms with fireplaces
- Well-appointed, attractive galley-style kitchen
- Laundry and separate two-piece cloakroom
- Two double bedrooms both with fitted wardrobes
- Bathroom with three-piece contemporary suite
- Warmed by central heating radiators throughout
- Pretty rear courtyard ideal for container planting
- Further secluded lawn garden with summerhouse
- Sublime rural aspects over protected parkland
- Shared driveway and private parking for two cars
- Easy access to local villages and town centres
- Excellent location for commuter transport links

This adorably picturesque Grade II Listed mid-terrace cottage is filled with Gothic charm and is nestled in the heart of the idyllic Haigh Country Park Conservation Area. Impeccably presented, the accommodation comprises two delightful reception rooms, a well-appointed modern kitchen, separate laundry room, cloakroom, two charming double bedrooms and a contemporary bathroom. With picket-fence enclosed lawn gardens to the front, a courtyard to the rear, private parking for two cars, and a secluded lawn garden with summerhouse enjoying sublime rural aspects – what’s not to like!

Any one of these four landmark cottages in the row is constantly a sought-after prospect for discerning purchasers and No. 2 will not disappoint. The front is approached via a wrought iron gate set into a picket fence which opens to a lengthy pebbled pathway running alongside a lawn having beech hedge and picket fence borders. There is even a space alongside the front door for a bench from which to enjoy the morning sun.

The timber front door with opaque glass inset and fanlight over opens to a porch with space for a coat rack and has a latch door opening into the sitting room. This good-size room has a lancet-style timber window to the front, a central pendant light and corner cupboard housing the energy meters. The focal point of the room is the painted cast-iron fire surround with a stone flagged hearth and creating a very cosy aura. The wood luxury vinyl flooring also gives an attractive finish and continues beneath two latch doors into the dining room.





Between the lounge and the dining room is a small vestibule with a staircase rising and to the first floor.

The dining room has a window to the rear, pendant light over the table space and a traditional style radiator. The eye is drawn to the beautiful limestone angle fireplace with York stone hearth which stands to one side of the room and is currently used as a log store.

A further latch door opens to the well-appointed kitchen which has two windows overlooking the courtyard, a stable-style timber door with glass inset, two ceiling lights and a stone flagged floor. The kitchen is fitted with an excellent range of maple effect wall and base cabinets having mosaic tiling between levels and incorporating glazed display cabinets and drawer banks. The coordinating granite worktops have an inset one and a half bowl stainless steel sink unit with etched side drainer and a swan-neck mixer spray tap. Also inset is a Neff four ring ceramic hob with a chimney-style stainless-steel extractor fan above and an eye-level Neff oven and microwave close by. Integrated appliances include a fridge freezer and a Bosch dishwasher, and the area is warmed by a vertical tube radiator.



The adjacent laundry room has a side window, a ceiling light and slate-effect tiled flooring which continues beneath the door of the adjacent cloakroom. The tiled counter-top has plumbing beneath for an automatic washing machine and space for a tumble dryer.

The cloakroom with an opaque side window, ceiling light and a built-in cupboard housing the wall-mounted Baxi gas fired combination boiler. Warmed by a chrome vertical tube radiator, there is also a a low flush WC and a built-in timber vanity cabinet with inset wash hand basin.

The butterfly-style staircase with a rope handrail rises to the first-floor landing having a spindle balustrade, pendant light and loft hatch.



The left wing leads to bedroom one with a window to the front, a pendant light, and a traditional style radiator. There are fitted wardrobes to one wall having sliding doors, one being mirror fronted, and to the side is a built-in dressing table. This good-size double room also has a feature decorative cast-iron fire surround with Victorian tiled hearth.



The right wing gives way to bedroom two which has a high-level window to the rear, a ceiling light and a traditional style radiator. There are built-in wardrobes, a cabinet with shelves over and a timber fire surround with a cast iron dog grate.



The bathroom is fully mosaic tiled in natural autumn shades, has inset spotlights, a high-level Velux window plus a lancet window borrowing light from the landing. The contemporary three-piece white suite comprises a close-coupled WC, pedestal wash hand basin with mono-bloc tap, and a shaped bath with protective glass screen and SIRRUS shower over. There is also a wall-mounted mirror-fronted toiletries cabinet plus a vertical tube radiator to warm the towels.



By car, the property is approached over a shared, pebbled driveway which meanders to the private parking area for two cars. There is a gated access to the rear paved courtyard garden which is ideal for container planting, having a wall boundary, an outside tap and space for a bistro table and chairs.

By the parking spaces, a gate opens to the fence and hedge enclosed rear lawn garden which has borders of shrub and specimen tree planting and centrally features a large ash tree. A delightful cream painted summerhouse with part-glazed double doors, laminate flooring and having power and light, provides the perfect retreat whilst a section to the rear of the summerhouse is used as a store for garden tools. At the end of the garden is a circular patio for al fresco dining and benefitting from magnificent rural aspects over the protected adjacent parkland. Alongside is a raised vegetable bed, log store and this tranquil setting has an abundance of wildlife and birds settling in the surrounding woodlands and fields which also provide remarkable walks.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Wigan Borough Council

The EPC rating is D

The Council Tax Band is D

The property is served by septic tank

The property is warmed by gas central heating

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

