



Maria B Evans Estate Agents Limited

Pennington Farm, Pennington Lane, Haigh, WN2 1NH

Offers in the region of £895,000



- Beautiful, detached, stone-built cottage
- Peaceful lane setting within Haigh Country Park
- Set in 3.8 acres of formal gardens and grounds
- Impeccably presented, exquisitely modernised
- Two, elegant, well-proportioned reception rooms
- Well-appointed breakfast kitchen and utility room
- Three charming bedrooms and luxury shower room
- Lit by recessed downlighting and pendant lights
- Warmed by oil fired central heating radiators
- uPVC triple glazed windows and composite doors
- Separate annex with lounge, bedroom and shower
- Detached stone-built barn with open side canopy
- Combined total floor area 3313 sq.ft. (307.8 sq.m.)

Nestled down a private lane within Haigh Country Park, this postcard-pretty, stone-built former tenant farmers dwelling dates back to 1728, is set in approximately 3.8 acres of manicured lawn gardens with well-stocked borders and separate paddock, and has absorbed all the required and necessary refurbishments with aplomb. Impeccably presented and exquisitely modernised, this beautiful home now comprises two well-proportioned reception rooms, a well-appointed breakfast kitchen and separate utility/boot room, cloakroom, three bedrooms, luxury bathroom, a separate annex with lounge, bedroom and shower room, and a large, attached two-storey stone barn. The surrounding views are sublime, the tranquillity is uplifting and the nature is enriching – it is a hidden gem of a property.



The House

A black composite door opens to the hall with side window and Travertine style porcelain tiled floor which also flows through into the utility room, and the cloakroom and breakfast kitchen via a part glazed door. The ground floor principal rooms are dual aspect and all have recessed downlighting for evening ambience.

The kitchen has an excellent array of ivory shaded cabinets with black granite counters and breakfast bar, and also having an undermount sink unit. Also inset is a Neff four-ring induction hob with stainless steel extractor fan above and eye-level microwave and fan oven close-by. Also integrated is a Neff dishwasher and a bank of tall cabinets house the central heating boiler and coat storage. The utility room has kitchen complementary units incorporating a larder fridge-freezer, plumbing for a washing machine and has a further composite door to the rear. The cloakroom is stylishly tiled to the splash areas and fitted with a vanity unit encapsulating a two-piece white suite.



The tastefully presented dining room has exposed timber ceiling beams and a floor-to-ceiling brick inglenook with herringbone-patterned hearth, inset beam and a log burning stove. A broad composite door opens to the front and, to the corner, an oak spindle staircase rises and turns to the first floor.



The attractive oak flooring of the dining room continues through a doorway and into the elegant lounge, also with exposed ceiling beams. This comfortably spacious room features a further brick inglenook fireplace with oak mantle and a log burning stove, and has a television point to the side.



The broad landing with exposed rafters and laminate flooring, overlooks the front garden and the beautiful far-reaching aspects towards Rivington.



The master bedroom enjoys rural aspects from its side window, has a bank of mirror-fronted sliding-door wardrobes to one wall and timber panelling to another forming a headboard to the super-king-sized bedspace. Bedroom two has laminate flooring, a side window and a Velux skylight, and a built-in wardrobe and dressing table space. Bedroom three is a single room with a Velux window and wardrobe space.



Fully porcelain tiled in natural shades, the shower room has a vanity-cabinet-set luxury suite of two circular wash basins with stand-pump style taps, a back-to-wall w.c., and a large glazed shower cabinet with sliding door. In addition, there is bleached wood effect laminate flooring and a chrome ladder heated rail to warm the towels.



The Annex

The detached, rendered, single storey annex is as equally well-presented and refurbished as the main house, has exposed beams to the vaulted ceiling and laminate flooring throughout the open-plan design. The lounge has French windows to the rear decked sun terrace and a television point, the dual-aspect double bedroom has space for a king-sized bed and wardrobes, and the fully tiled shower-room is fitted with a sardine-coloured vanity cabinet around a three-piece contemporary white suite.





The Barn

The adjacent, detached, two-storey, stone-built barn is currently used for storage only and has an attached side canopy over a stone flagged yard which would create a perfect outdoor kitchen. Myriad uses for the barn spring to mind, following an uplift in its current condition, such as a home office, games or cinema room, however, there is a covenant in place to prevent conversion into a formal dwelling.



The Grounds

Set beyond a hawthorn hedge and lawn frontage, the property has driveway parking to either side; one stone flagged and one pebbled and both having space for three/four cars. To the rear are extensive lawn gardens, immaculately tended, bordered by hedgerows and dotted with specimen trees and flowering shrubs interspersed with herbaceous planting and spring bulbs. Pebbled pathways meander through, passing an ornamental pond, decked and stone-paved sun terraces, five raised vegetable beds, a greenhouse and an outside tap. From the lawn, an opening gives way to the stock-fenced paddock with five-barred gate road access, an orchard and a natural wildlife pond.







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 F

The Council Tax Band is E

The property is served by septic tank

Warmed by oil-fired central heating radiators

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.

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