



Hill House Farm, Pemberton Road, Wigan, WN3 6DL

GUIDE PRICE: £845,000



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A rare opportunity to acquire a landmark property in the heart of peaceful, semi-rural Winstanley.

Hill House Farm is a striking, stone-built detached farmhouse of considerable character and history originally dating back to the 1600s and thoughtfully rebuilt by the current owners around 40 years ago. Set across two spacious floors, the main residence offers over 2,500+ sqft of beautifully presented living space.

A standout feature of this property is the detached stone-built barn, measuring approximately 2,000+ sqft.

Outside is set within approximately 0.67 acres of formal, mature gardens.



Residential Property

Kitchen

15'11" x 14'11" (4.86 x 4.57)

Dining Room

20'1" x 11'10" (6.14 x 3.61)

Lounge

18'4" x 14'6" (5.60 x 4.43)

Reception Room 2

14'6" x 13'6" (4.43 x 4.13)

Reception Room 3

13'2" x 13'0" (4.03 x 3.97)

Conservatory 2

12'1" x 11'1" (3.69 x 3.40)

Conservatory 1

Master Bedroom

22'8" x 14'5" (6.91 x 4.40)

En Suite

9'8" x 6'11" (2.96 x 2.12)

Bathroom

12'4" x 6'5" (3.76 x 1.97)

Bedroom 2

15'10" x 14'11" (4.85 x 4.56)

Bedroom 3

10'9" x 7'4" (3.28 x 2.25)

Barn

Room 1

35'5" x 29'2" (10.81 x 8.90)

Room 2

35'5" x 18'3" (10.81 x 5.58)

Stable 1

19'8" x 17'0" (6.0 x 5.20)

Stable 2

16'0" x 12'6" (4.88 x 3.82)

Storage 1

19'2" x 16'8" (5.86 x 5.10)

Storage 2

12'6" x 11'1" (3.82 x 3.39)

Storage 3

Front External

External View of Property

Driveway

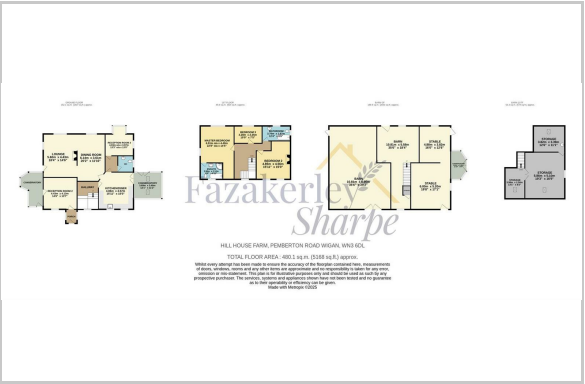
Gardens

Rear of Property

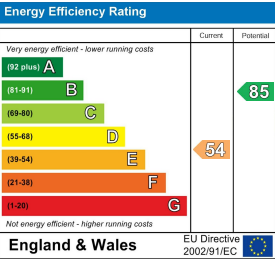
Area Map



Floor Plan



Energy Efficiency Graph



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