

**FOR SALE**

Riley House, Toddington Lane, Haigh, WN2 1LF





## Riley House, Toddington Lane, Haigh, WN2 1LF

*A wonderful period home offering 3117 SQFT of impeccable, elegant living space.*



- Substantial period home
- Astonishing amount of floorspace
- Wonderful setting & views
- Viewings essential
- 6 bedrooms set across 3 floors
- Impeccably presented throughout
- Highly sought after rural location
- 3117 SQFT

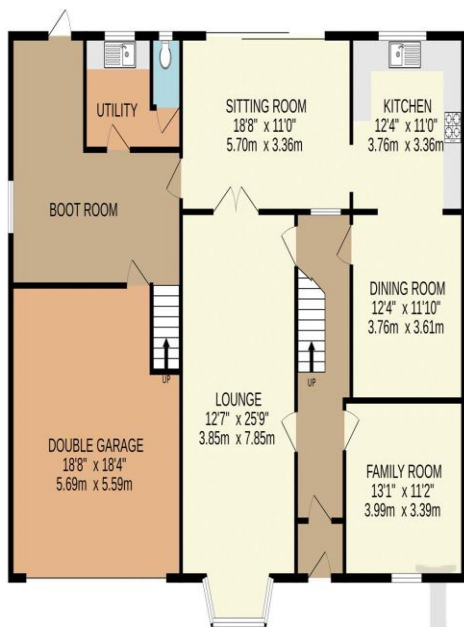
Enviably positioned on the peaceful Toddington Lane - a highly coveted, & stunning semi-rural setting positioned off Haigh Road in Haigh & enjoying simply breathtaking views across rolling countryside, taking in Winter Hill & the West Pennines - this wonderfully presented & substantial period home dates back to 1875 & offers buyers a rare opportunity to buy in a setting where properties seldom come available. Set across three floors and totalling an astonishing 3117 square feet of exceptional living space, the home has been significantly extended & remodelled from its original design & simply must be viewed to be fully appreciated. Internally the home offers stunning, elegant interiors that are a credit to the current owners. The entire property has been subject to numerous upgrades & enhancements over the years, with the property in brief comprising; a welcoming entrance hallway with pretty stained glass vestibule, a beautiful main lounge with bay window, a feature burner plus lovely ornate coving. There are a further three reception rooms with the rear sitting room boasting large glass doors that open out onto the garden & take in the far reaching views. The beautiful fitted kitchen is finished with a range of integrated appliances, quartz worktops and pretty in-frame units, plus a trendy herringbone floor (which runs through much of the ground floor). There is a large utility room / boot room with wc / cloaks & access into a large double garage with electric door. Above the garage is a separate annexe-style additional bedroom / office space which provides various options as a guest room or somewhere to run a business from. There are three bedrooms to the first floor, with an en-suite to the master, a luxury principal bathroom & a further two beds to the top floor & a Jack n Jill style en-suite. Externally, the setting here couldn't be bettered; the views from the rear are simply breathtaking, enjoying wonderful aspects across rolling countryside & toward Winter Hill. The garden itself is beautifully maintained & superbly landscaped, finished with an extensive patio area & timber gazebo. To the front the home is brimming with instant kerb appeal, plus there is off road parking via a driveway & access to the garage. Locally, the property is conveniently positioned within close proximity to M61 motorway links and the picturesque Haigh Country Park, plus Aspull's various acclaimed schools and numerous shops / amenities. Viewings are highly recommended.



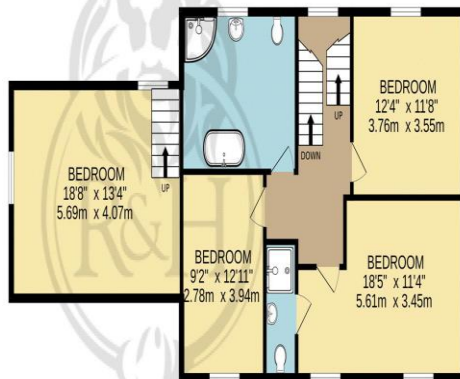




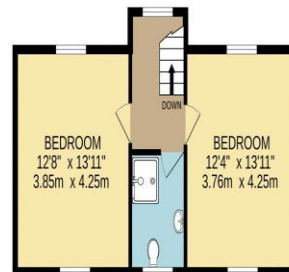
GROUND FLOOR  
1708 sq.ft. (158.7 sq.m.) approx.



1ST FLOOR  
962 sq.ft. (89.4 sq.m.) approx.



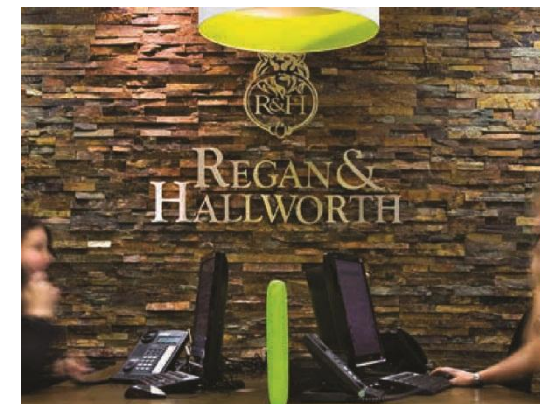
2ND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 3117 sq.ft. (289.6 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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#### WIGAN OFFICE

4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

#### STANDISH OFFICE

8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

#### PARBOLD OFFICE

5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com

 @reganhallworth

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