

**FOR SALE**

3 Old Haigh School, School Lane, Haigh, WN2 1LR

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



### 3 Old Haigh School, School Lane, Haigh, WN2 1LR

*Stunning landmark period property nestled in heart of Haigh.*



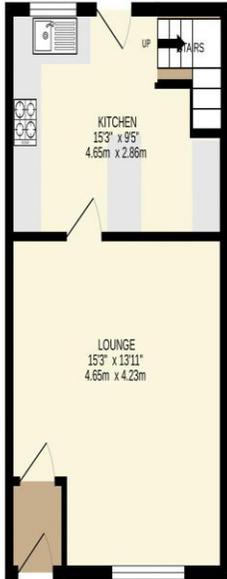
- Stunning period cottage
- Impeccably presented throughout
- Wonderful rural position
- Detached garage / gardens
- 2 bedrooms / 1 reception room
- Sleek, high spec fitted kitchen
- Far reaching views
- 1375 SQFT

Enjoying notable eye-catching kerb-appeal and brimming with lots of cottage charm coupled with a wonderful, high quality finish throughout, this totally unique mid terrace cottage is steeped in local history and is an integral part of the wonderful, peaceful setting. Positioned along the tree-lined School Lane in Haigh & enviably set back from the road & surrounded by pretty open fields & thick woodland - Haigh Endowed Grammar School was the first school to be recorded in the parish. The building was originally erected about 1634 on the site but was converted in the 19th century into 4 cottages known as "Old Haigh School". We are delighted to offer for sale no 3 Old Haigh School, as this is a rare and very privileged opportunity to occupy one of the area's most iconic buildings that is instantly recognisable to any passers-by. The property has benefited from numerous recent improvements and modifications by the current owner, with great care taken to retain the home's Victorian sensibility whilst also modernising in such a way that potential buyers can just move in & enjoy the living space & setting. In brief the home comprises; a vestibule, stunning front lounge with exposed brick chimney & cast iron burner, a sleek, high spec fitted kitchen which is a triumph in design & finish, comprising a superb porcelain tiled floor, quality Mirostone worktops, a range of integrated appliances & large central breakfast bar. Upstairs, there are two impeccably presented bedrooms including a large & impressive master suite with elegant fitted wardrobes and a modern three piece bathroom. The loft is also a particular highlight - large enough to accommodate an additional bedroom and bathroom it already has two Velux windows installed, is floored & accessed via a drop down ladder. Externally, the cottage is set back off the main lane and has comfortable vehicular access, ample off road parking plus a detached garage and workshop with EV charging point. To the rear is a beautiful landscaped patio area with two additional separate gardens that are nestled behind the property & flanked by mature trees plus outbuildings . These extra pieces of land are picturesque additions to this unique and lovely home. The gardens enjoys a westerly orientation and therefore lots of late summer sun. Viewings are essential so that buyers can appreciate all this superb property has to offer and are now invited.

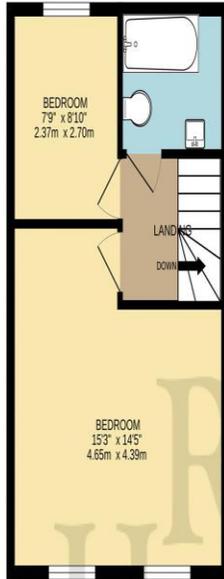




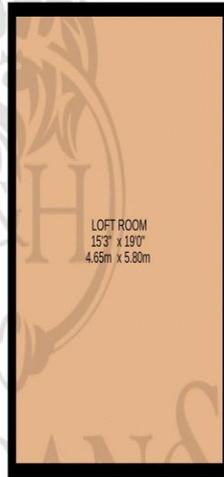
GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



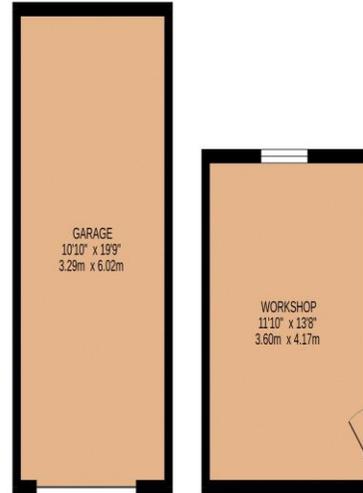
1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR  
290 sq.ft. (27.0 sq.m.) approx.



GARAGE  
375 sq.ft. (34.8 sq.m.) approx.



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**TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.  
**Tenure** - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.

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[www.reganandhallworth.com](http://www.reganandhallworth.com)