



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

GUIDE PRICE: £860,000

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

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

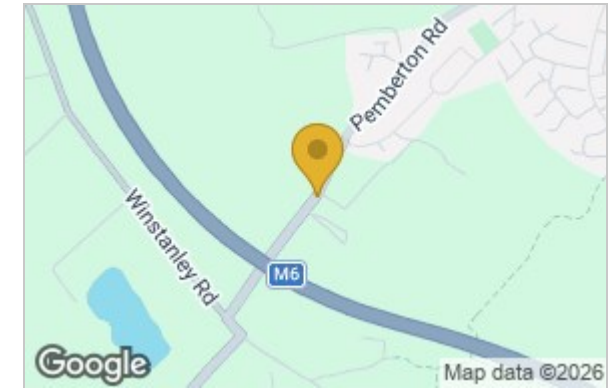
### External View of Property

### Driveway

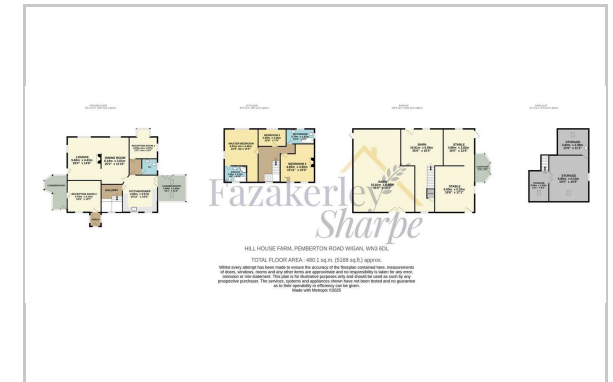
### Gardens

### Rear of Property

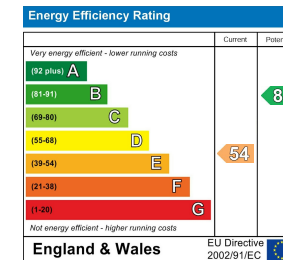
## Area Map



## Floor Plan



## Energy Efficiency Graph



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