



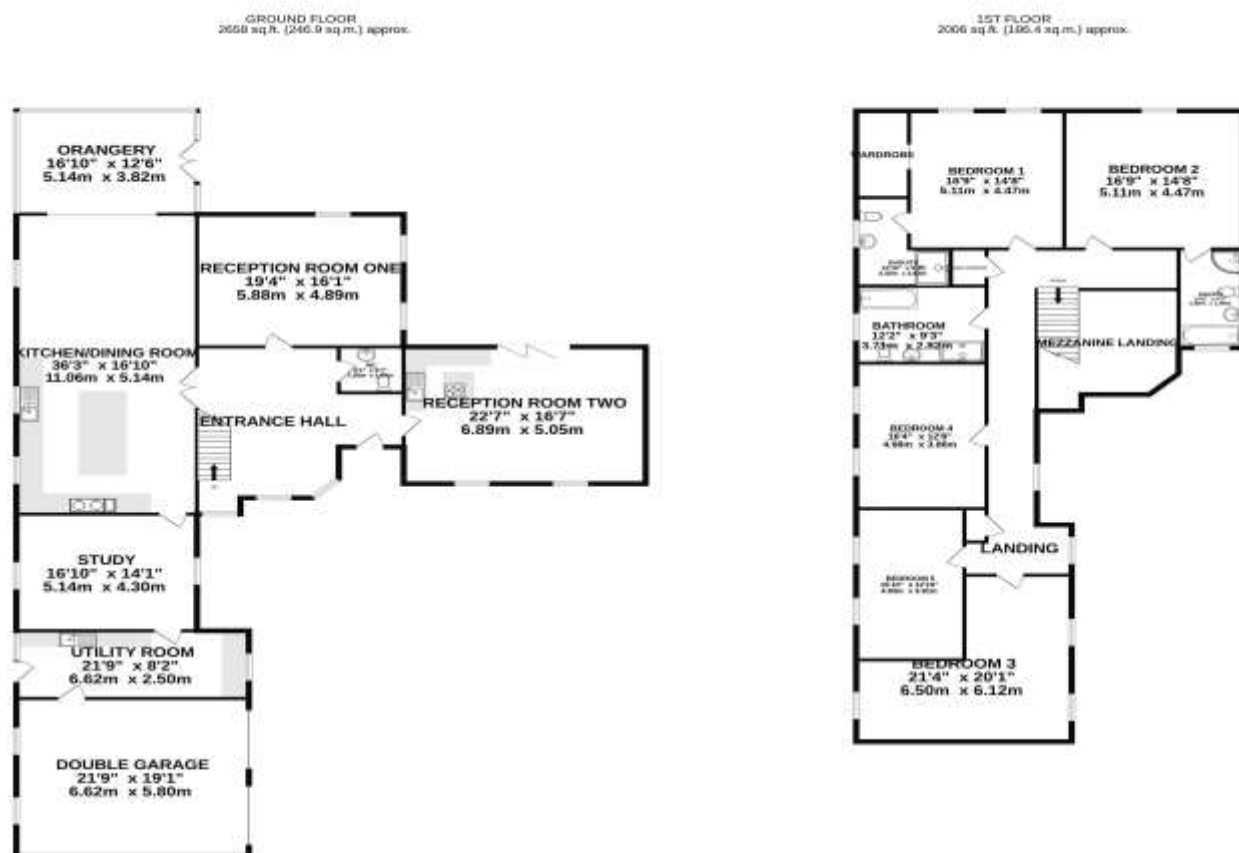
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA: 4654 sq.ft. (433.3 sq.m.) approx.

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Made with SketchUp (2020)



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Asking Price £1,595,000

Red Rock Lane, Haigh, WN2 1LX



Winstanley House is a distinguished country residence set within approximately 6.2 acres, combining timeless character, exceptional privacy, extensive equestrian facilities and breathtaking south-facing views

Tucked away in an idyllic and highly private setting within Haigh Country Park Estate, It is an impressive five-bedroom stone-built country home, surrounded by approximately 6.2 acres of beautifully maintained gardens, paddocks and woodland. Enjoying far-reaching south-facing views across an unspoilt rural landscape, the property offers an exceptional sense of peace and seclusion while remaining remarkably accessible to Wigan, Bolton and Manchester. Approached via an electronic farmhouse gate and a private, tarmac-surfaced lane, the house is discreetly positioned away from the road, creating an immediate sense of exclusivity. Originally a characterful stone residence, The property has been thoughtfully and comprehensively modernised in recent years, with great care taken to preserve its inherent charm while introducing the quality, style and functionality expected of a contemporary family home.

Upon entering, the impressive reception hall immediately sets the tone, with its vaulted ceiling and striking balcony landing creating a wonderful sense of volume and grandeur. The principal reception room features an attractive focal fireplace and provides an elegant space for formal entertaining and family gatherings. The second reception room, has been thoughtfully converted to create a self-contained ancillary space. Finished to an excellent standard, the accommodation incorporates a smart, contemporary kitchen, and offers considerable flexibility. It would be ideally suited to those seeking a dedicated work-from-home environment, a private guest suite, independent accommodation for a family member or an additional leisure space. The bi-fold doors retain the excellent connection with the gardens and countryside beyond. At the heart of the main house is the magnificent open-plan kitchen, dining, and snug area — a superb space designed around modern family living and entertaining. Bespoke hand-crafted cabinetry sits alongside an Aga, substantial central island, exposed feature brickwork and wood-burning stove, creating a warm and inviting room that perfectly balances character with contemporary sophistication. An elegant Orangery extends the living accommodation and provides a delightful vantage point over the gardens, while a generous study and separate utility room add practicality to the ground floor.

The first floor provides five well-proportioned double bedrooms, two of which benefit from en-suite facilities, together with a luxurious family bathroom. Throughout, the accommodation combines generous proportions, considered design and a wealth of character details. The grounds are undoubtedly one of Winstanley House's defining features, extending to approximately 6.2 acres and offering an exceptional combination of formal gardens, open paddocks and woodland. A sweeping private driveway approaches the property, culminating in a gravelled courtyard to the front with access to the substantial integral double garage. To the rear and side, beautifully maintained lawns extend into extensive fenced and enclosed paddocks, providing an excellent opportunity for equestrian use. The paddocks are readily accessible, offering considerable versatility for those with horses or other livestock, and the combination of acreage, privacy and direct access makes the property particularly well suited to an equestrian lifestyle. The land could also appeal to buyers seeking space for grazing, recreation or simply the freedom and privacy that such extensive grounds provide. To the rear, a beautifully landscaped Indian stone terrace runs the full width of the property, linking the principal reception rooms and Orangery. This exceptional outdoor living space provides an ideal setting for al fresco dining and entertaining, whilst making the most of the spectacular south-facing views across the surrounding countryside. An area of woodland adds further character and biodiversity to the grounds, creating a wonderful backdrop to this exceptional rural home. Despite its wonderfully secluded rural setting, Winstanley House is exceptionally well positioned for both everyday amenities and regional connectivity. Haigh Woodland Park is within walking distance, offering extensive woodland and parkland, two golf courses. . St David's Primary School is also within easy reach, while a nearby bus service provides access to one of the North West's leading independent day schools in Bolton. For those commuting further afield, Wigan North Western station is approximately a 15-minute drive away, providing direct rail services to London in under two hours.

Winstanley House represents a rare opportunity to acquire a substantial and beautifully appointed country residence in an exceptionally private setting. With approximately 6.2 acres of gardens, paddocks and woodland, magnificent south-facing views, superb family accommodation, versatile ancillary space and excellent equestrian potential, it offers an enviable rural lifestyle without compromising on accessibility. The combination of extensive land, direct paddock access, flexible accommodation and beautifully presented living spaces makes Winstanley House particularly appealing to families, equestrian enthusiasts and those looking for a substantial country home with the flexibility to work and entertain from home. A remarkable country residence offering space, privacy, versatility and an enviable lifestyle in one of the area's most desirable rural settings.









