



**Withington Lane, Wigan, WN2 1JA**

**Offers over £599,995**

Sapphire Homes are delighted to bring to market this stunning grade II listed 17th century detached house located in a unique and desirable position, bordering Haigh Plantations and Hindley Hall Golf course on Withington Lane. Marsh Farm boasts land extending to approximately 1.25 acres of formal gardens which are very private with security operated wrought iron gates and a large sweeping stone driveway leading to the rear of the property and the detached double garage. Warmed by gas central heating and benefitting from double glazing the property has a stunning interior which is spread out over three floors and viewings are a must to truly appreciate the wealth of accommodation on offer. The accommodation briefly comprises of entrance / porch leading to a luxury modern fitted kitchen / diner, inner hallway leading to a large front to rear lounge / diner, reception 2 / dining room and downstairs utility room / w.c. To the first floor is a large landing area offering access to the master suite and ensuite, two further double bedrooms with fitted robes and a luxury 4 piece family bathroom suite. A beautiful staircase then leads to the second floor and a gallery landing leading to bedroom 4 and a further bathroom with three piece shower suite in white. Tastefully decorated throughout with no expense spared this wonderful family home must be viewed to be appreciated in full.

The property also benefits from approved planning for a single storey extension to the rear / side elevation to allow any potential purchaser to put their own stamp on the property and to add value and square footage to this already large family home. Planning Application Number: A/16/82086/HH



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# Withington Lane, Wigan, WN2 1JA

## GROUND FLOOR

### Porch

Tiled flooring, door leading to the kitchen / dining room, windows to the side elevation. Centre light.

### Kitchen / Diner 27'7 x 13'5 (8.41m x 4.09m)

To the front and side elevation is a beautiful kitchen / dining / family room. Finished to a high standard with a range of wall and base units, granite work tops, large aga stove oven with over head extractor, integrated fridge / freezer, wine cooler, dishwasher, tiled walls and flooring, exposed timbers to ceiling, centre light, inset spotlights, below units lighting, sink with chrome mixer tap, double glazed window to side and rear elevation, door leading to reception 2 / inner hallway and porch.

### Inner Hallway 10'2 x 7'7 (3.10m x 2.31m)

Wooden flooring, doors leading to the lounge, reception 2, utility room, kitchen / diner and stairs leading to the first floor accommodation. Gas central heating radiator, centre light, exposed timbers to the ceiling, large window to the landing area.

### Utility Room / W.C. 8'2 x 5'9 (2.49m x 1.75m)

To the rear elevation with double glazed window. Gas central heating radiator, combi boiler housed in cupboard, electric consumer unit, space for 2 appliances with work top, white low flush w.c., basin with chrome mixer tap

### Reception 2 15'5 x 13'0 (4.70m x 3.96m)

Wooden flooring, double glazed window to the front elevation, wood burning stove with stone surround, door leading to the lounge, centre light, gas central heating radiator, exposed timbers to ceiling.

### Lounge / Diner 27'8 x 15'0 (8.43m x 4.57m)

To the rear / side elevation with views over the side and rear garden. Carpeted flooring, gas central heating radiator, double glazed windows, centre light, wood burning stove with stone surround and hearth, exposed timbers to the ceiling, double doors leading to the rear garden / decking area.

## FIRST FLOOR

### Landing 10'2 x 8'8 (3.10m x 2.64m)

Carpeted flooring, large picture window to the rear elevation, access doors to master suite, 2 further bedrooms, family bathroom and stairs leading to the second floor. Exposed timbers to the ceiling, centre light.

### Master Bedroom 21'10 x 13'5 (6.65m x 4.09m)

Large master suite to the front / side elevation with exceptional living space, carpeted flooring, centre light, wall lights, double glazed windows to the side and rear elevation, door leading to the ensuite.

### Ensuite 13'5 x 5'3 (4.09m x 1.60m)

Tiled walls and flooring, walk in shower with glass sliding doors, heated towel rail, illuminated mirror, extractor fan, spot lights, low flush w.c. With oak effect unit surround and sink with oak effect vanity unit and chrome tap to compliment.

### Bedroom 2 15'4 x 15'2 (4.67m x 4.62m)

To the front elevation, carpeted flooring, fitted robes, double glazed window, centre light, gas central heating radiator, tv point.

### Bedroom 3 12'6 x 12'6 (3.81m x 3.81m)

To the front elevation, carpeted flooring, double glazed window centre light, gas central heating radiator.

### Bathroom 10'4 x 10'0 (3.15m x 3.05m)

To the rear elevation, wooden flooring, tiled walls, freestanding bath with chrome mixer tap, walk in shower with glass screen and chrome shower, low flush w.c., sink with chrome mixer tap, heated towel rail, built in unit with mirror, extractor fan, inset spot lights.

## SECOND FLOOR

### Gallery Landing 19'1 x 7'8 (5.82m x 2.34m)

Carpeted flooring, doors leading to bedroom 4 and bathroom, views to the lower landing, velux window, exposed timbers to the ceiling, centre light,

### Bedroom 4 11'11 x 11'9 (3.63m x 3.58m)

To the side elvation with double glazed window, carpeted flooring, centre light, door with storage in eaves, exposed ceiling timbers.

### Bathroom 9'2 x 5'9 (2.79m x 1.75m)

Three piece suite in white, shower cubicle with glass folding door, tiled walls, vinyl flooring, pedestal and basin with chrome mixer taps, low flush w.c., centre light, wall mounted mirror.

## EXTERNAL

### Detached Double Garage

Large double garage / workshop. Huge potential subject to obtaining the necessary planning permissions. Power source, water point, 2 doors, door to side elevation.

### Front Gardens

Accessed from withington lane on a private section of road, electric security gates offer a welcoming entrance to the front elevation with drive meandering to the rear where there is off road parking for in excess of 10 vehicles and leading to the detached double garage.

### Rear Gardens

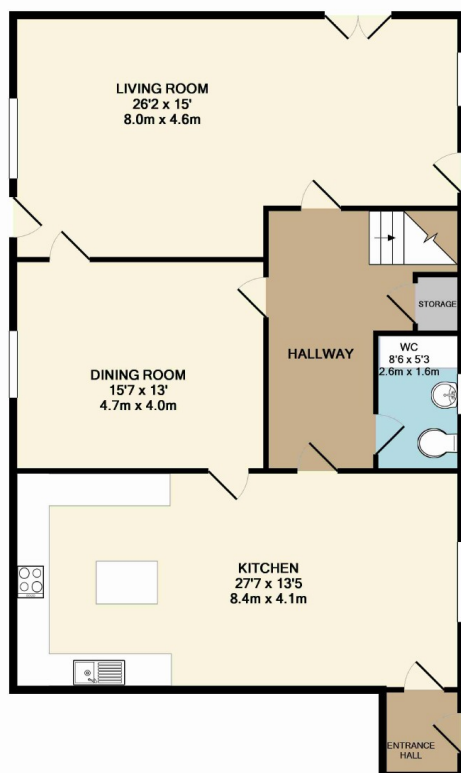
With a woodland area to the side / rear and well established plants, trees and perimeter hedging. Large laid to lawn area, decking area sweeping across the rear elevation of the property with views over the rear garden. Huge potential to maximise the space and would be perfect for a family that may wish to keep there own animals / horses.

### Side Gardens

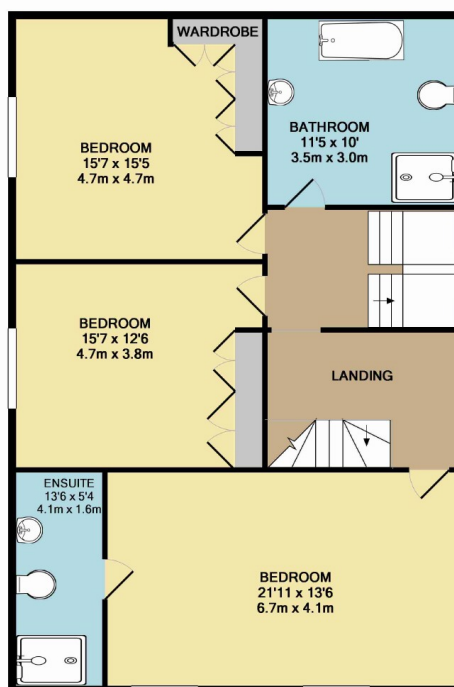
Lawn area, paved area to the side elevation of the property, large mature trees and hedged perimeter. Steps leading to the front door.



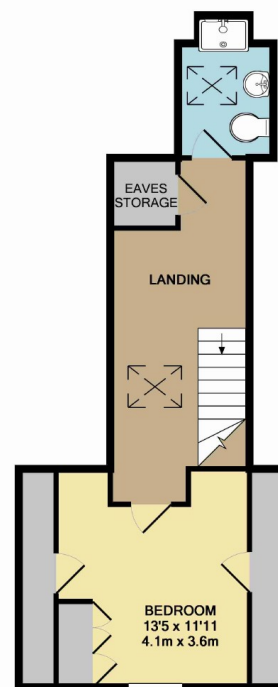
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GROUND FLOOR  
APPROX. FLOOR  
AREA 1169 SQ.FT.  
(108.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1146 SQ.FT.  
(106.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 431 SQ.FT.  
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2746 SQ.FT. (255.1 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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