



Mossy Lea Road, Wroughtington, Wigan

Offers Over £684,995

Ben Rose Estate Agents are delighted to present an opportunity to acquire this stunning Victorian property with four double bedrooms, each featuring an en-suite. Situated in the scenic village of Wroughtington, this immaculate home is surrounded by countryside footpaths leading to open fields and woodlands. The village itself offers a range of amenities within walking distance, including a pub, café, restaurant, convenience store with post office, and two primary schools. Set amidst the beautiful Lancashire countryside, it's within easy reach of several charming nearby villages and only two miles from the M6 motorway.

Inside, the home begins with a traditional hallway featuring stone flooring. The hall opens to a spacious lounge, complete with a large bay window, decorative wall panelling, and a cozy log burner. The kitchen area includes a large boot room at the rear, which is conveniently located off the kitchen and connects directly to a utility room, downstairs WC, and home office. The kitchen/dining room exudes a charming country style, boasting integrated appliances (fridge/freezer, dishwasher, wine cooler) and a striking Rangemaster stove. Large bi-folding doors lead to a patio with views over greenbelt fields and Winter Hill, seamlessly blending indoor and outdoor spaces. A central island seats up to four and includes a large Belfast sink, while a bespoke dining area, crafted by Neptune Kitchens, provides a warm and inviting gathering space. The stone floors throughout the kitchen, boot room, utility area, and WC are enhanced with underfloor heating. Adjoining the kitchen is a cozy family room, featuring paneling, bay window seating, and ample fitted storage. The spacious home office, adorned with exposed brick, has a secondary staircase leading to the fourth bedroom with a new ensuite and built-in storage, making it ideal for guests or older children seeking their own space.

The upstairs landing, with its double-height ceiling and wall panelling, offers a grand impression, while a Juliette balcony overlooks the garden, fields, and Winter Hill. Three additional double bedrooms are on this level, each with a newly fitted en-suite bathroom. The expansive master suite spans the length of the property, with a dedicated dressing room featuring nine fitted wardrobes and a dressing table. The master en-suite is luxuriously appointed, with a double-height ceiling, paneling, and Burlington fixtures. Every bedroom is designed for privacy, with views either of the fisheries at the front or greenbelt fields at the back.

Outside, the driveway accommodates four to five vehicles and includes a garage. The rear garden is secluded, with a large lawn, a full-width patio accessible from the kitchen, and a second patio area under a covered gazebo, complete with fire pit, lighting, heaters, and electrical outlets. The garden wraps around the side of the property and features a soft rubber playground, perfect for families. This beautifully decorated home includes shutters on all windows, plush carpeting, and high ceilings throughout, reflecting the owners' care and attention to detail.











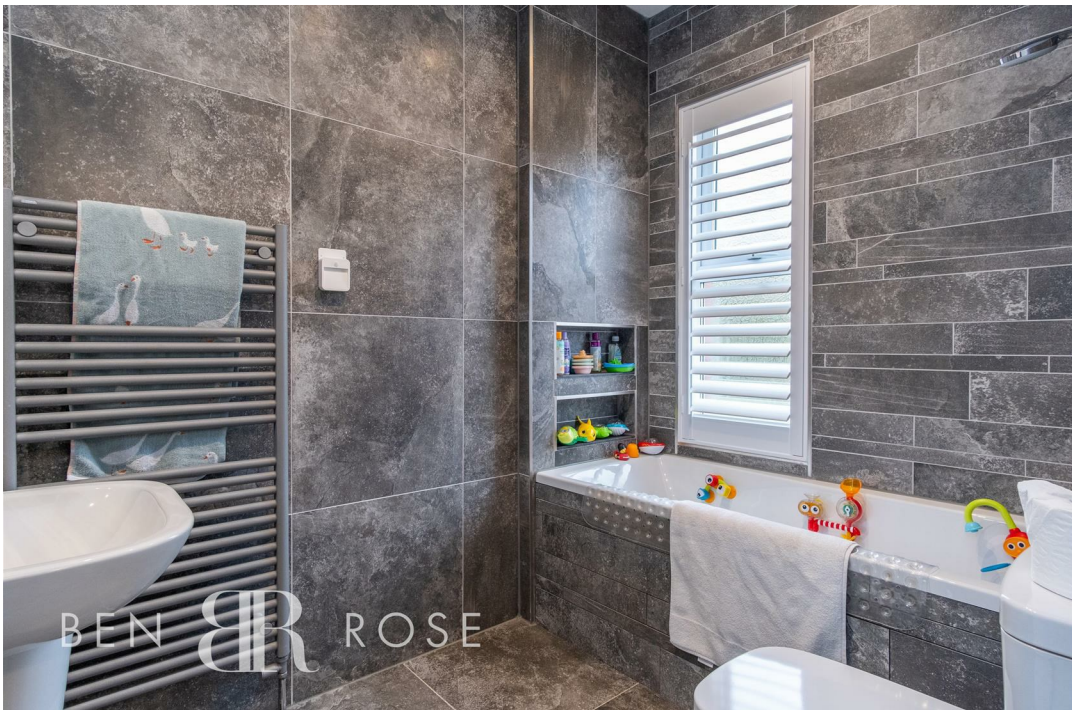












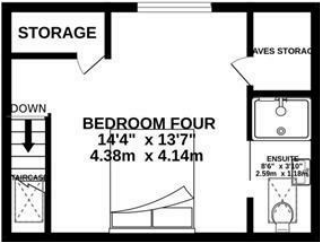
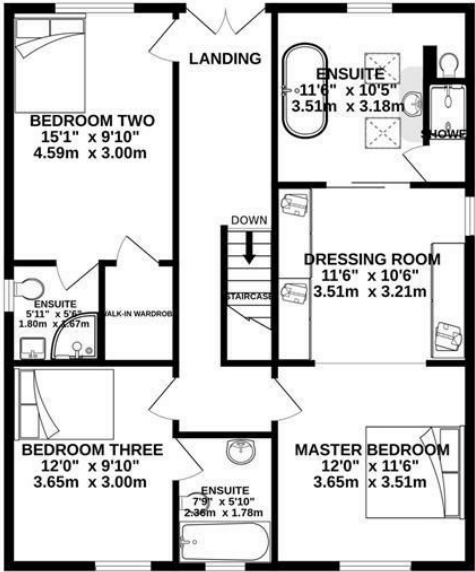
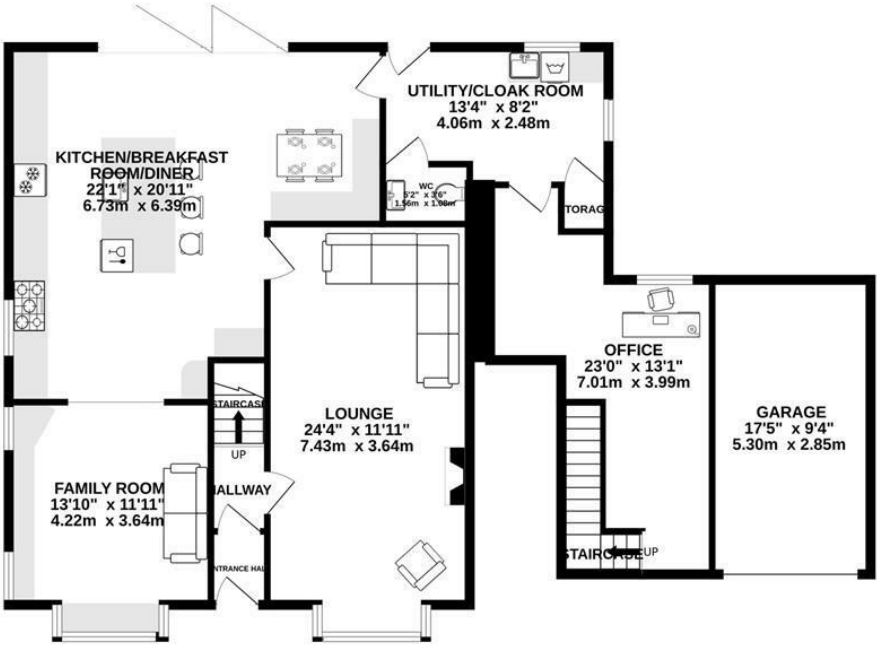






GROUND FLOOR
1358 sq.ft. (126.2 sq.m.) approx.

1ST FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



TOTAL FLOOR AREA : 2500 sq.ft. (232.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

