

**FOR SALE**

Aspinall House Farm, Aspinall Road, Wigan, WN6 0YP





## Aspinall House Farm, Aspinall Road, Wigan, WN6 0YP

*Exceptional lifestyle home, blending idyllic countryside surroundings with modern conveniences*



- Modern detached farmhouse
- Gated entrance / Acre of land
- Private south facing garden
- Close to motorway & village
- Six bedrooms
- Double garage & outbuildings
- Prime semi-rural location
- 3729 SQ.FT. / Freehold

Set behind a private gated entrance and occupying a generous plot of approximately 1 acre, Aspinall House Farm is surrounded by open fields yet conveniently located within walking distance of Standish village and its numerous amenities. Just under 1 mile from the M6 motorway, this former farmhouse effortlessly combines tranquility with accessibility. Boasting an impressive 3,400 square feet of internal living space, this substantial property offers a versatile and free-flowing layout designed to meet the needs of modern living. The light-filled rooms are spacious, with many of the reception areas showcasing picturesque garden views and original features. Highlights include a beautifully integrated family room and dining room, separated by a central brick fireplace with a wood burner serving both spaces, a large family kitchen with an island, a principal tiled lounge featuring sliding doors leading to the rear patio and sunny garden views, a sizeable study ideal for home-working, six bedrooms, three bathrooms, and a newly upgraded conservatory/orangery with an insulated roof, wood burner, and media wall. The property is set well back from the road and is accessed through wrought iron gates, offering a sense of privacy and seclusion. The extensive gardens wrap around the house, with well-maintained lawns to the front, side, and rear. A sweeping driveway provides ample off-road parking for over 10 vehicles, leading to the garage and several wooden outbuildings, including former stables. The rear garden is particularly private, fully enclosed, and south-facing, featuring a paved patio area, lush lawns, and serene views backing onto woodland, with greenbelt fields bordering the side of the property. Aspinall House Farm offers an exceptional lifestyle opportunity, blending idyllic countryside surroundings with modern conveniences, making it a truly unique and appealing family home.









**TOTAL FLOOR AREA : 3729 sq.ft. (346.5 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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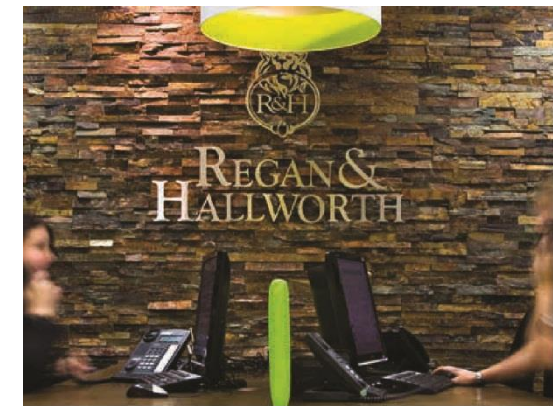
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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