

**FOR SALE**

8, New Fold, Orrell, WN5 7AW

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

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## 8, New Fold, Orrell, WN5 7AW

*Superb stone barn conversion with wonderful open views and in excess of 1600 SQFT.*



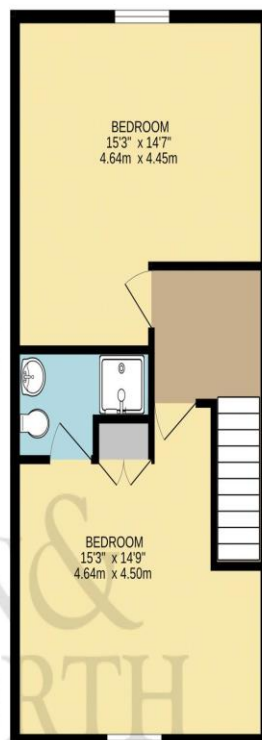
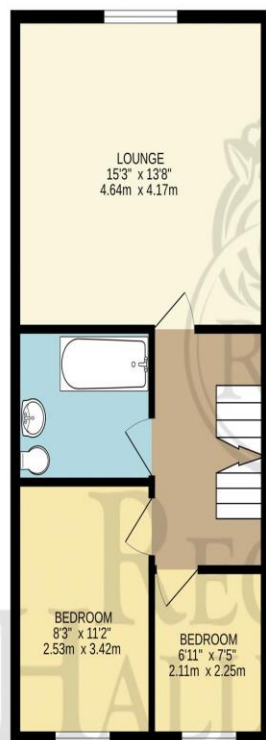
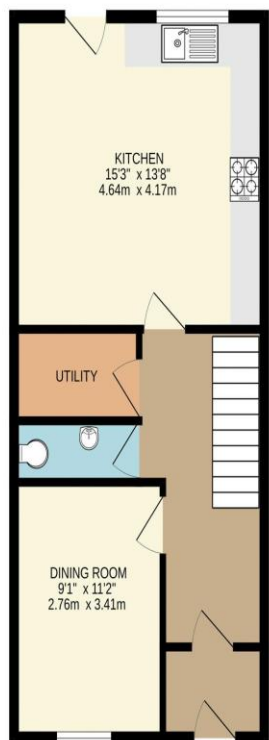
- Substantial barn conversion
- Beautifully presented throughout
- Astonishing amount of floorspace
- Sunny westerly rear aspect
- 4 bedrooms set across 3 floors
- Secluded courtyard setting
- Wonderful open views to the rear
- 1606 SQFT

Enviably tucked away in a secluded, little-known setting just off Upholland Road in Orrell & enjoying unrivalled open views across open farmland to the rear - this stunning & very deceptive family home totals a generous 1606 square feet of beautifully presented living space & internal inspection is essential. New Fold itself forms part of an old farm development, with Number 8 being the barn conversion & was rebuilt around 45 years ago. The home is set across three floors & in brief comprises; a main entrance hallway with wc / cloaks, a front dining room / home office plus a beautiful rear kitchen diner which is finished with solid beech worktops & has access out onto the rear garden. To the first floor the home provides a notably flexible layout & offers two bedrooms, a modern family bathroom suite plus a lovely lounge (this could also double up as a fifth bedroom should clients wish). There are a further two bedrooms to the top floor with the master bedroom benefitting from its own en-suite.

Externally the home boasts a pretty, cottage-style rear garden with lovely cobbled stone wall & wonderful far reaching views across open countryside. There is a separate garage at the rear too for secure, off road parking / storage, whilst to the front is a spacious cobbled courtyard with a driveway. Locally, whilst the home enjoys a lovely semi-rural setting, the home is also conveniently positioned close to the area's acclaimed schools, numerous shops, amenities & transport links. Early viewings are highly recommended.







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TOTAL FLOOR AREA : 1606 sq.ft. (149.2 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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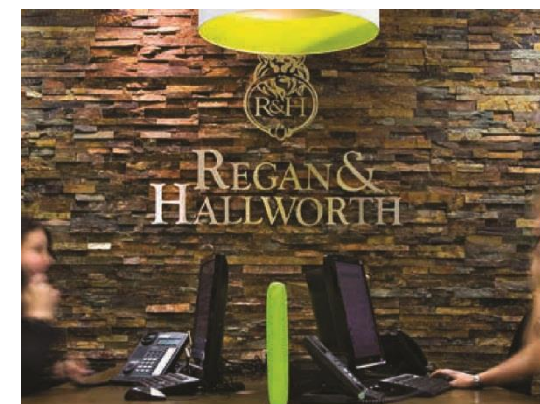
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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