



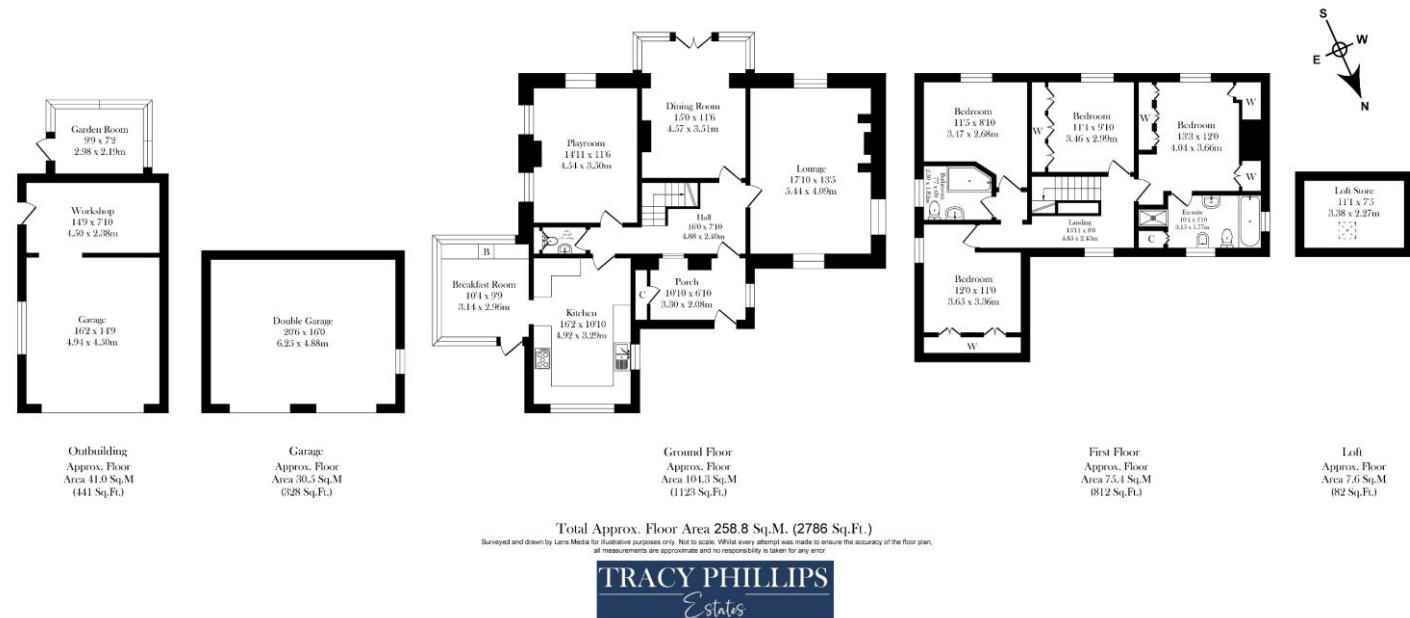
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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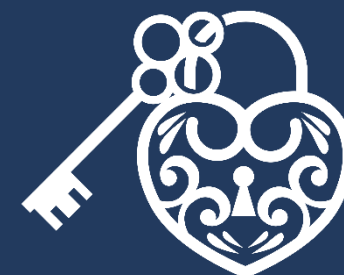
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Offers Over £695,000

Bank Brow, Roby Mill, WN8 0SY

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Set amidst enchanting formal gardens and private woodlands extending to approximately 11 acres, Ayrefield Lodge is a captivating sandstone residence dating back to circa 1825. This quintessential English country home has been lovingly cared for by its current custodians, who have thoughtfully enhanced and preserved its wealth of period features. From the moment you arrive via the private driveway off Bank Brow, the charm of Ayrefield Lodge is immediately apparent. The property rests on a substantial and beautifully maintained plot, offering a true sense of seclusion and serenity. With over 2,000 sq. ft of characterful living space, the home blends rustic elegance with modern-day comfort.

A welcoming entrance porch opens to a magnificent vaulted hallway, where exposed beams and a returning staircase set the tone for the home’s warm, inviting interior. The main lounge, with windows to three elevations and a striking stone fireplace with wood-burning stove, forms a spectacular space for relaxation. Additional reception rooms include a formal dining room with a walk-in bay and French doors, and a cosy sitting room with another charming stove - ideal as a family room, office, or playroom. The kitchen features a traditional range cooker and a generous selection of cabinetry, flowing seamlessly into a delightful breakfast room that overlooks the garden—perfect for tranquil mornings. A convenient ground floor cloakroom completes the ground level. Upstairs, the property reveals four beautifully appointed double bedrooms. The main suite offers a particularly spacious five-piece en suite bathroom, while the remaining rooms are serviced by a well-equipped family bathroom. Three of the bedrooms benefit from fitted wardrobes, and a further room provides access to a versatile loft space, currently used as a home office.

Outside, the gardens are nothing short of spectacular—an ever-changing tapestry of colour and texture, carefully cultivated with hidden seating areas, pergolas, stone walls, vegetable plots and water features. The two detached garages, one with an adjoining garden room, provide ideal spaces for hobbies or relaxing in cooler months. Beyond the manicured gardens lies the property’s crowning jewel— private natural bluebell woodland stretching across 11 acres, rising gently towards the Brow and offering enchanting walks, peaceful nature-watching, or a real adventure playground for youngsters.

Located in the historic hamlet of Roby Mill, the area once thrived with Elizabethan corn milling, tanning, and weaving. Today, it offers a peaceful village lifestyle with excellent connections i.e. motorway access, Appley Bridge train station, canal-side walks, a village primary school, and local amenities including shops, restaurants, and welcoming pubs.

Viewings are highly recommended to truly appreciate the elegance, warmth and exceptional grounds that make Ayrefield Lodge such a rare and desirable home.





