

ABODE
SALES & LETTINGS

2 SEFTON ROAD
ORRELL
WN5 8UP



Cobbs Brow Lane, Newburgh, Wigan, Lancashire. WN8 7NB



EIGHT BED MANOR HOUSE
GRADE II* LISTED PROPERTY
LIFT SERVICE TO EACH FLOOR
SCENIC VILLAGE OF NEWBURGH

ORIGINALLY BUILT BY JAMES SPENCER
GENTRY HOUSE CIRCA 1719
CHARACTER FEATURES & TRADITIONAL FIXTURES
2.5 ACRES OF LAND INCLUDING LAKE

Offers In Excess Of £1,000,000

Property Description

Set in approximately five acres of land boasting formal gardens, woodlands and a private lake, creating a serene sense of privacy is the quintessential manor house, Woodcock Hall.

This imposing Grade II* Gentry House, built by James Spencer, dates back to 1719, and bears the family's original coat of arms. Despite the feeling of privacy that the property grants, it is far from remote! The property is close to amenities & shops within the local village, as well as excellent transport links to surrounding towns via rail and road. Perfect for anyone commuting to Manchester or Liverpool.

Tucked away down the tree lined private driveway sits Woodcock Hall. Externally, the simply stunning gardens are a joy to behold, and a horticultural dream with a distinctive park-like quality. Being mainly laid to lawn with an abundance of mature trees, plants and shrubs, there is an extensive woodland area and a pretty lake as well as a large, stone paved patio area where one can enjoy brunch or a relaxing glass of wine or two.

Despite the many changes the home has seen throughout the years, the meticulous renovation to restore many of its stunning original features was overseen by the current owners and is an absolute credit to them.

The property boasts grand accommodation across three floors and has a lift service to each floor. The living space covers over 5300 square feet and briefly comprises; to the Ground Floor, entrance hallway, lounge, dining room, kitchen, reception room, office/study, sitting Room & utility room.

Ascending via stairs or lift to the First Floor, there are four sizable bedrooms and a smaller room that is currently used as a dressing room and a family bathroom with shower.

Continuing via stairs or lift to the Second Floor you will find a further four substantial bedrooms and two large sized bathrooms. There is also additional storage via stairs to the loft area.

We have no doubt that this outstanding and truly unique home will be in extremely high demand, and we would strongly recommend an early viewing to avoid disappointment.

Entrance Porch

Lounge

Dining Room

Kitchen

Reception Room

Office / Study

Sitting Room

Utility Room

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Dressing Room

Bathroom

Second Landing

Bedroom 5

Bedroom 6

Bedroom 7

Bedroom 8

Bathroom

Bathroom

Attic Room / Storage



Woodcock Hall, Course Lane

Total Approx. Floor Area 5449 Sq.ft. (506.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1.5 million - 10% of Purchase Price. From £1.5 million onwards 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.