

56 Roby Mill, Roby Mill.





Roby Mill

A stone-built village home, comprehensively remodelled and extended, on the edge of open Lancashire countryside.

There are villages that resist the passage of time, and Roby Mill is one of them. A scatter of stone houses, a well-regarded country pub, and beyond the hedgerows, farmland rolling away toward the West Lancashire plain. It is here, at the edge of the village where the houses give way to open fields, that this home stands - extended, enhanced throughout in recent years by its current owner, and finished to a standard that rewards close attention.

The result is a house that belongs entirely to its setting. Coursed natural stone elevations rise to a slate roof punctuated by lead-clad dormers, each capped in terracotta. An oak-framed porch shelters the entrance, its timbers left to silver naturally. Nothing about it announces itself; everything about it endures.



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Stone that belongs to the lane it stands on



The Approach

Stone walls, clipped hedging and a sweeping block-paved drive.

The house is set behind a low stone boundary wall and mature hedging, with a gated flagged pathway leading through the front garden to the porch.

To the side, a generous block-paved driveway provides parking for several vehicles and continues to the detached stone-built garage, its design matched carefully to the main house. The front garden is beautifully landscaped, with a level lawn, established planting and flagged pathways linking the entrances, while an oak-framed log store and covered seating area stands to the far side - a considered touch that speaks to the care running through the whole property.

Walk to the gate on a clear morning and the view does the rest: open farmland stretching away behind the house, the field boundaries traced in hedgerow, and beyond, the views.



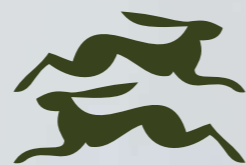


Entrance Hall

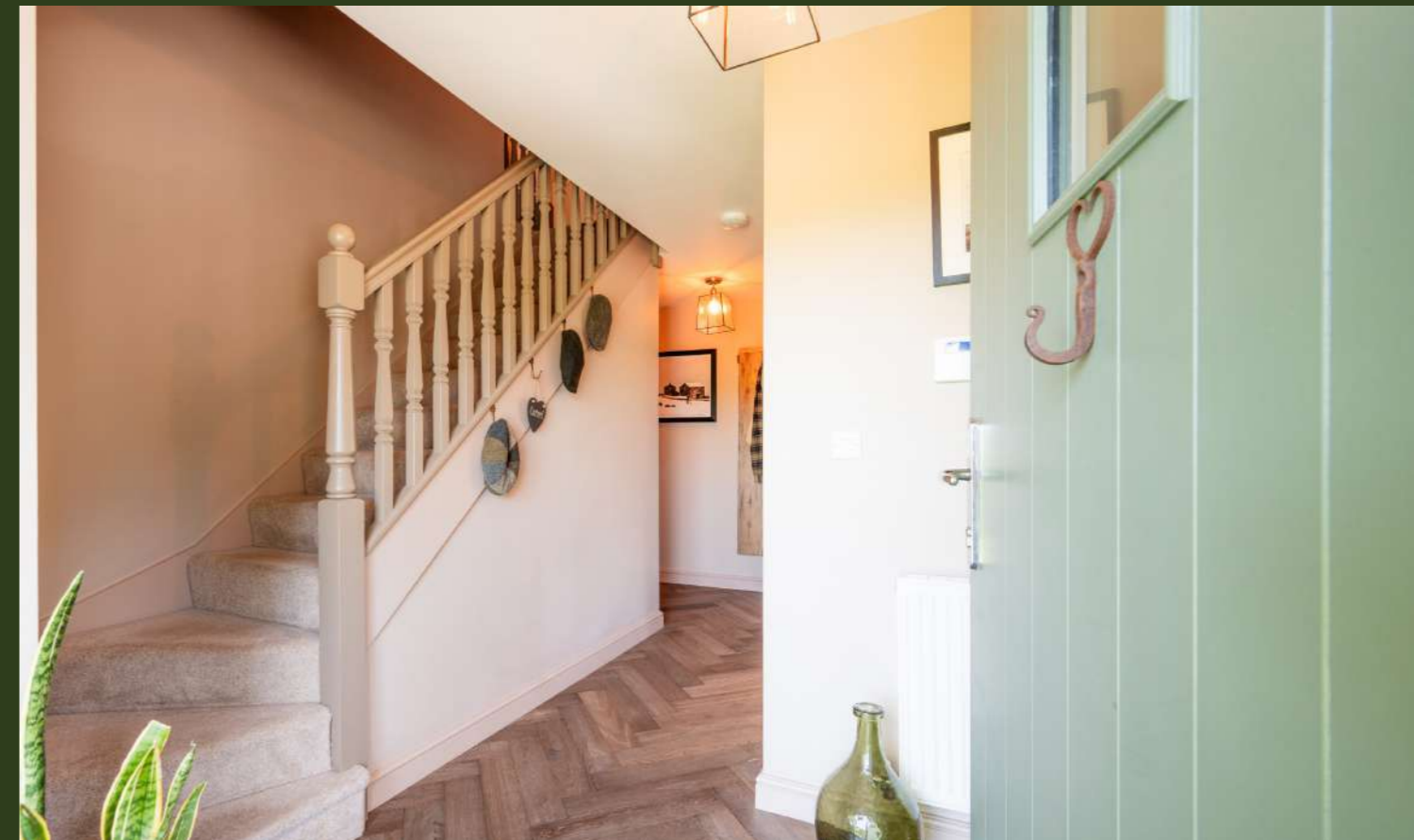
Herringbone flooring and a painted spindle staircase.

The front door, solid timber with a glazed panel and matching side light, opens to a welcoming entrance hall laid with herringbone flooring that runs on through the ground floor. A painted spindle staircase rises ahead, turning as it climbs, and the hallway connects naturally to the principal living spaces on either side. It is a composed, light-filled introduction to the house - and an early indication of the quality of finish that continues throughout.

From the first step inside, the standard is set.



*First impressions,
laid in herringbone*





Kitchen and Dining Area

Two-tone shaker cabinetry, stone worktops and a picture window over the fields.

Running the full depth of the house, the kitchen and dining area is the room around which everything else is arranged. The kitchen is fitted with shaker cabinetry in two complementary tones, soft sage green above and pale grey below, beneath stone worktops. A mantel-style surround frames the induction hob, finished with an antiqued mirror splashback and a solid oak shelf, while integrated appliances include a double oven and fitted wine storage. Limestone flags run underfoot, and a peninsula breakfast bar divides the working kitchen from the dining space without ever closing one off from the other.

The window is the masterstroke. A wide expanse of glass runs above the sink, framing the fields behind the house so completely that the view becomes part of the room. Standing there with the kettle filling on a bright morning, the field rising away beyond the glass, it is hard to imagine a kitchen window anywhere with a better outlook.

At the dining end, the limestone gives way to herringbone oak and the room opens comfortably around the table, with shuttered windows to the front and space for a proper gathering. Positioned between the kitchen, the family room and the sitting room, it is the natural crossroads of the house - breakfast at the peninsula, supper at the table, everything within reach. One room, morning to night.





Room for every chair you own, and the stories that fill them





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Oak above, limestone below, summer straight ahead



Family Room

A vaulted ceiling, exposed oak trusses and bifold doors to the terrace.

Off the kitchen, the family room is the space around which daily life will naturally settle. The ceiling rises to the full height of the roofline, crossed by exposed oak trusses, while underfoot the room is laid with limestone flags that carry warmth and texture in equal measure. At one end, a brick chimney breast with a solid oak lintel houses a log-burning stove; at the other, bespoke joinery follows the pitch of the gable, a run of oak-trimmed shelving with concealed lighting built neatly into the wall above panelled wainscoting. Plantation shutters dress the window, and wall lanterns lend the room a low evening glow.

The defining gesture, though, is the wall of bifold doors opening the room directly to the terrace, with the garden and open farmland running away beyond. On a warm evening in late June, with the doors folded fully back, the boundary between inside and out simply disappears - the smell of cut hay drifting in from the field, the stove laid but unlit, and the last of the light falling long across the limestone.

A room built for every season, and at its best in all of them.

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Sitting Room

Herringbone flooring, a second log burner and doors opening to the view.

Across the hall, the sitting room offers a more intimate register. The herringbone flooring flows in from the hallway, and at the heart of the room a brick fireplace with a solid oak mantel houses a second log-burning stove, set on a slate hearth. Windows to two aspects keep the room bright through the day, while glazed doors fold open to the terrace, framing the garden and the countryside beyond as effectively as any picture on the wall.

It is the room for the other end of the day - a Sunday afternoon in November, the stove ticking as it warms, rain moving across the fields beyond the glass, and nowhere else to be.

The quieter of the two sitting rooms, and no less rewarding for it.





Where the fire ticks and the rain stays outside





Utility Room - *Fitted storage, a second sink and an external door.*

Off the kitchen, the utility room takes on the practical work of the house, with fitted cabinetry, stone worktops, an inset sink and space and plumbing for laundry appliances. An external door leads directly outside, making this the natural route in from the garden - boots, coats and dog leads all dealt with before they reach the kitchen. The room that keeps the rest of the house looking its best.

Cloakroom WC - *A fitted suite off the hallway.*

Completing the ground floor, the cloakroom is finished to the same standard as the rest of the house, with a fitted vanity unit housing an inset basin and concealed cistern WC, stone-effect tiling to half height, herringbone flooring underfoot and a shuttered window. No corner of the house left unconsidered.





Principal Bedroom

A freestanding bath beneath the dormer window, and the fields beyond.

The principal bedroom occupies the full depth of the house, a generous room shaped by the pitch of the roofline, with dormer windows drawing light in from two aspects. A run of fitted wardrobes is built neatly into the eaves along one side, making elegant use of every inch the roof allows, while a column radiator with a traditional towel rail adds a quietly luxurious touch.

The room's defining gesture is a freestanding double-ended bath set on its own timber plinth within the dormer recess, taps rising at its centre, positioned squarely before the window. It is an arrangement usually reserved for country house hotels - drawn deep on a Saturday morning, steam drifting toward the glass, the fields running away to the treeline beyond the sill, and no reason at all to hurry.

An adjoining shower room serves the suite, completing a principal bedroom of genuine character.

The kind of room that decides a viewing.



A bath drawn, candles lit and fields to the treeline



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Open the doors. The countryside comes in





Further Bedrooms

Glazed doors and a Juliet balcony over the fields.

The second bedroom holds the same view the principal enjoys, and gives it a flourish of its own: full-height glazed doors opening to a Juliet balcony with a glass balustrade, so the room can be thrown open to the countryside on a warm day. A run of fitted wardrobes lines one wall, with a bank of fitted drawers making clever use of the eaves, and the room is finished in soft, light tones under the pitch of the roof.

Lying in on a Sunday with the doors open, the field beyond the balustrade freshly cut and the swifts working the hedge line, it would be easy to forget the school run ever existed.

A second bedroom with a view most principals would envy.



Bedroom Three - *A shuttered double under the eaves.*

The third bedroom is a comfortable double set beneath the slope of the roof, with a shuttered window framing the trees and a second window to the side aspect keeping the room bright. Plantation shutters and made-to-measure curtains dress the glazing, and there is generous space for freestanding storage within the eaves. A bright, restful room for family or guests.

Family Bathroom - *A fitted suite with bath and overhead shower.*

The family bathroom is fitted with a combined vanity unit housing an inset basin and concealed cistern WC, with storage beneath and a stone-effect worktop above. A bath with a glazed screen and shower over completes the suite, with tiling to full height around the bathing area and a shuttered window to the rear. Simple, well finished and easy to live with.





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Gardens and Garage

Landscaped on every side, with the fields as the fourth wall.

The gardens have been landscaped with the same care as the house itself, and they make the most of a position most gardens can only borrow from. To the rear, a generous sandstone terrace runs the width of the house, bounded by a low laurel hedge over which the farmland rolls away uninterrupted - a boundary planted precisely low enough to keep the view and precisely high enough to keep the shelter. The terrace connects directly to both the family room and the sitting room through their folding doors, so that in summer the ground floor and garden operate as one continuous space.

Beyond the terrace, a gravel garden takes an unexpectedly Mediterranean turn: hardy palms, phormiums, olive and lavender set through cobble-edged pathways, with a thatched gazebo tucked into the corner - a sheltered spot with power and light, made for long evenings that outlast the sun. It is the kind of garden that earns its keep in every season, structural enough to look composed in January and generous enough to feel abundant in July.

To the front, a level striped lawn sits behind the stone boundary wall and hedging, with flagged pathways connecting the gated entrance, the porch and the drive. An oak-framed log store with a covered seating area stands to the side - morning coffee facing the lane, logs stacked for the winter.

The detached garage, stone-built and slate-roofed to match the house, stands beside the block-paved driveway with parking for several vehicles.

Stand on the terrace at eight on a July evening, the fire pit lit and the field beyond the hedge turning gold, and the case for the house makes itself.

A garden that holds its own against the view - which is saying something.

Roby Mill and Beyond

A conservation village on the edge of everywhere.

Roby Mill is one of West Lancashire's quiet triumphs - a small conservation village of stone houses gathered along a lane on the western slopes of the Douglas Valley, surrounded by farmland and woodland yet remarkably well connected to everything a family needs. At its heart stands the Star Inn, a proper village pub of the old school, close enough to walk to for Sunday lunch and back again without ever reaching for the car keys.

For walkers, the village is generously placed. Footpaths lead directly from the lanes into the surrounding countryside, with Ashurst Beacon standing on the hill above - a landmark climb rewarded with views across the Lancashire plain to the Welsh hills and the sea on a clear day. Fairy Glen and the wooded paths of the Douglas Valley offer gentler wandering, and Beacon Country Park lies within easy reach for weekend mornings.

Practically, the position is hard to fault. The M58 is minutes away, connecting to the M6 and the wider motorway network for Liverpool, Manchester and Preston, while rail services from Appley Bridge and Gathurst run into Wigan and onward to the main West Coast line. Ormskirk and Wigan provide the full range of shopping, supermarkets and services, and the area is well served for schooling, with respected primaries nearby and the grammar and independent schools of Ormskirk within comfortable reach.

It is a rare combination: a genuine rural village setting, open fields at the garden hedge, and the practical world within fifteen minutes. Roby Mill asks for no compromise - which is precisely why so few houses here ever reach the market.

The village keeps its secrets well. This is one of them.



Lancashire, with a Mediterranean accent









Finer Points

Stone-built detached family home, comprehensively remodelled and extended by the current owner

Approximately 1,830 sq ft of beautifully finished accommodation plus detached stone garage

Outstanding open countryside views across farmland to the rear

Stunning vaulted family room with exposed oak trusses, log burner and bifold doors to the terrace

Kitchen and dining area with two-tone shaker cabinetry, stone worktops and picture window over the fields

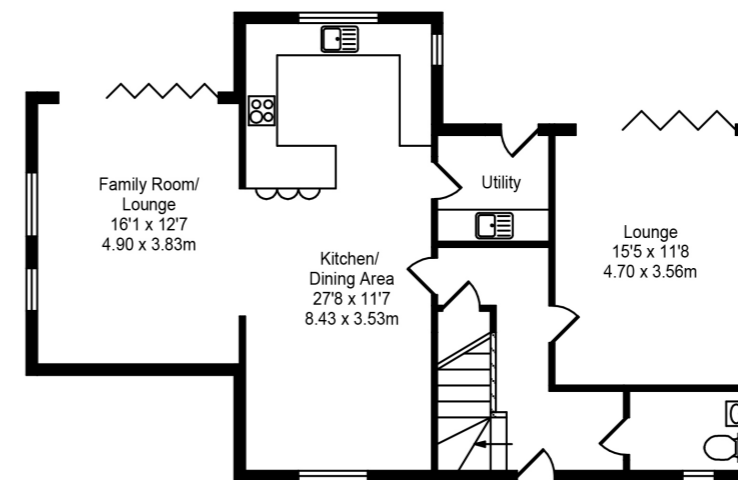
Separate sitting room with second log-burning stove and glazed doors to the garden

Principal bedroom with freestanding bath set beneath the dormer window and en suite shower room

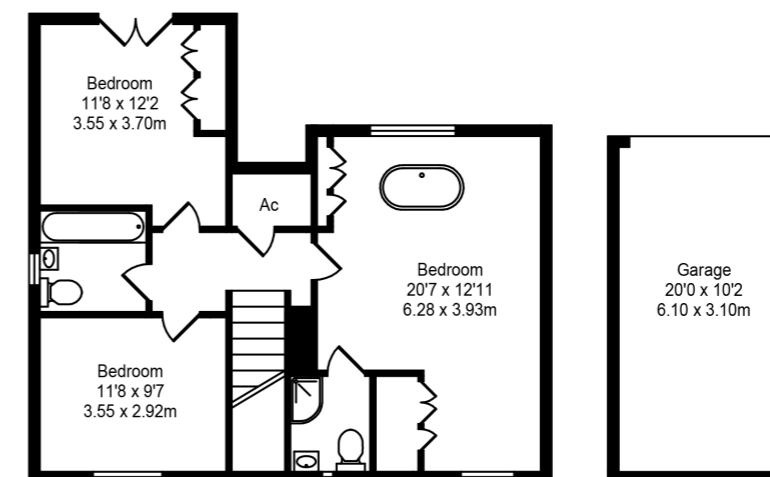
Two further double bedrooms, one with Juliet balcony overlooking open fields

Professionally landscaped gardens with sandstone terrace, gravel garden and thatched gazebo

Sought-after conservation village of Roby Mill, with the Star Inn, Ashurst Beacon and M58 close by



Approx. Floor Area 922 Sq.Ft (85.65Sq.M.)



Approx. Floor Area 704 Sq.Ft (65.40Sq.M.)

Approx. Floor Area 204 Sq.Ft (18.95Sq.M.)

Total Approx. Floor Area 1830 Sq.ft. (170.00 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

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