

FOR SALE

62, Cobbs Brow Lane, Newburgh , WN8 7NB



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Exceptional period semi-detached family home located in the semi-rural village of Newburgh



- Exceptional period semi-detached home
- Modern well equipped fitted kitchen
- Two modern bathroom and cloak wc
- Close to schools and amenities
- Spacious and versatile accommodation
- Five excellent sized bedrooms
- Large gardens / driveway / double garage
- 2197 SQ. FT.

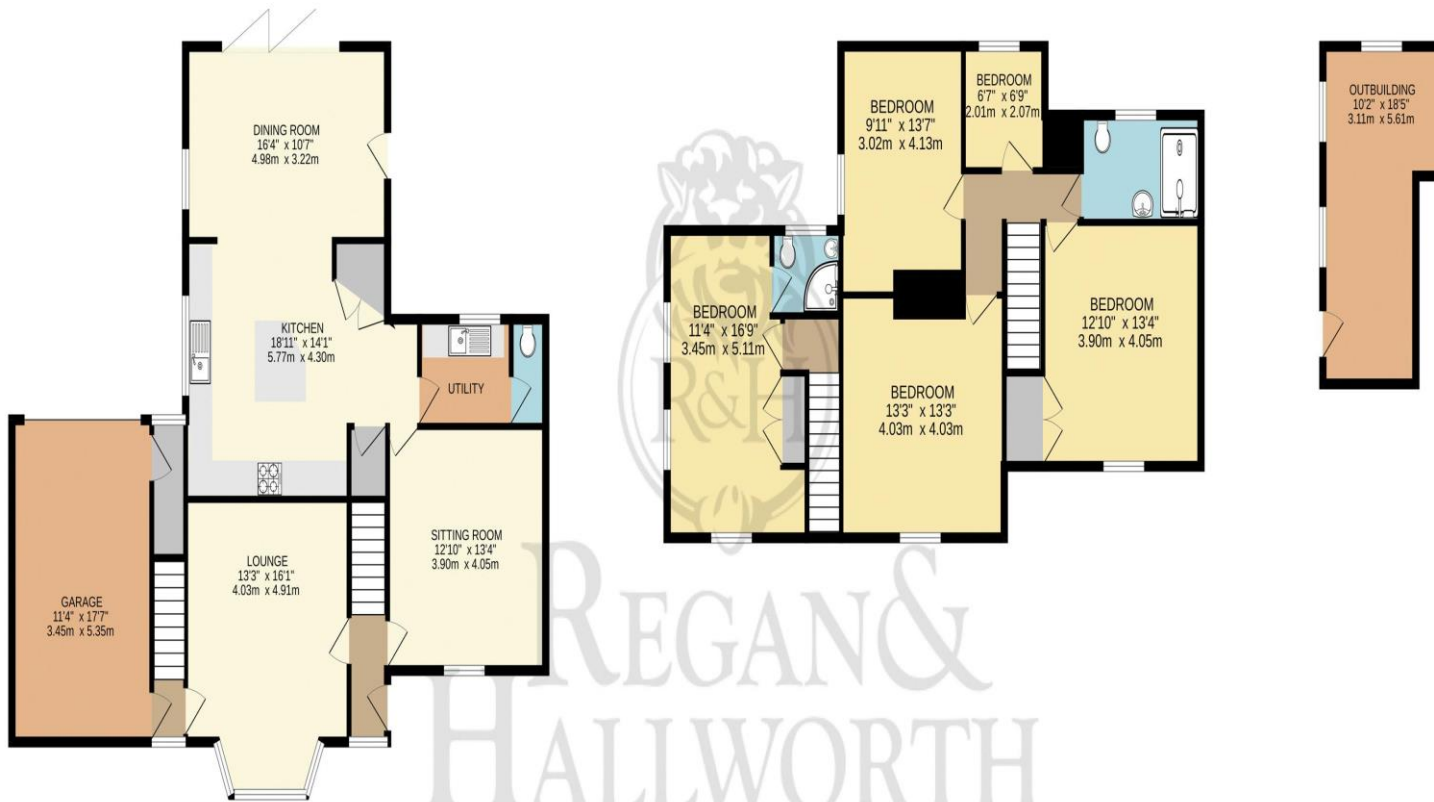
This is a rare opportunity to purchase a truly stunning and substantially extended period semi-detached home in the highly sought-after, semi-rural village of Newburgh. Surrounded by some of Lancashire's most picturesque countryside - with beautiful walks right from the doorstep - Cobbs Brow offers over 2,100 square feet of stylish, versatile living space perfectly suited for a growing family. Despite its peaceful, scenic setting, the property remains conveniently located for local amenities, Parbold Village, well-regarded schools, and public transport links - including Parbold train station - while the M6 motorway network is just a short drive away.

The ground floor accommodation briefly comprises a welcoming entrance hallway leading to a spacious formal lounge featuring a beautiful bay window to the front. From here, an inner hallway provides access to a large double bedroom complete with a modern en-suite shower room, as well as direct access to the double garage. Thanks to its clever layout and sense of separation from the main house, this wing of the property offers an ideal self-contained space for an older child, teenager, or extended family member. Also accessed from the main entrance hallway is a second reception room, which flows seamlessly into a modern fitted kitchen. The kitchen boasts an excellent range of wall, base, and drawer units alongside integrated appliances, a separate utility room, and a convenient cloakroom/WC. The heart of the home opens out into a magnificent, large orangery featuring bi-folding doors that lead directly to a private patio area. Up on the first floor, the property continues to impress with four further spacious double bedrooms, a versatile fifth single bedroom (ideal for a home office), and a contemporary family bathroom with shower.

Externally, the property features mature, well-maintained gardens to the front, filled with an abundance of established plants, trees, and shrubs. To the rear, a private driveway provides ample off-road parking and access to the integral double garage. The beautifully kept, private rear gardens offer a tranquil escape with dedicated patio areas, mature borders, and a substantial outbuilding that offers excellent potential for conversion into a garden room, gym, or home office. Internal inspection is highly recommended to fully appreciate the property's generous proportions, immaculate condition, and outstanding location.







REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 2197 sq.ft. (204.1 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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WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street,
Standish, WN6 OHL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com

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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.

@reganhallworth

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www.reganandhallworth.com