



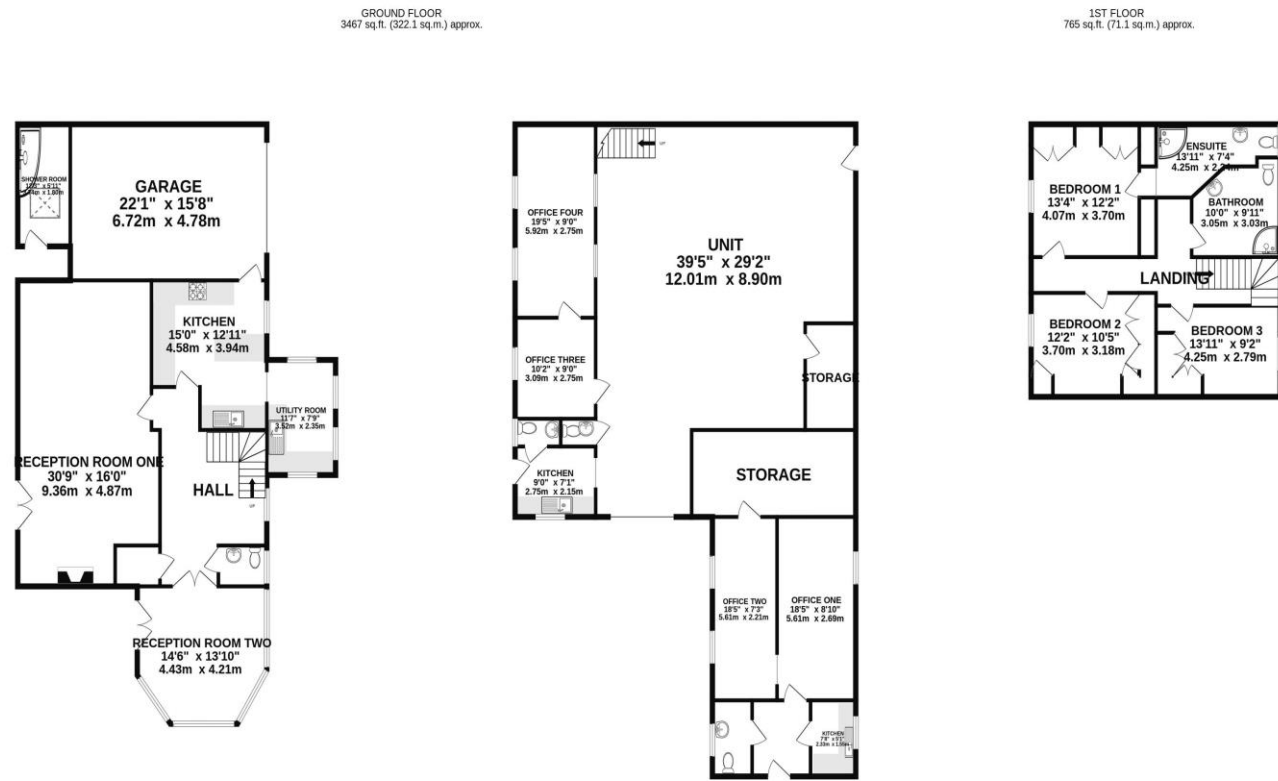
TRACY PHILLIPS

Estates



TRACY PHILLIPS

Estates



TOTAL FLOOR AREA: 4232 sq.ft. (393.1 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.

Made with Metropix ©2026



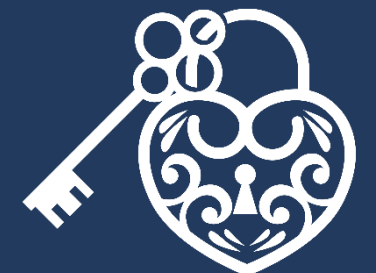
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers in Excess of £675,000

Rock Farm, Nicol Road, Ashton-in-Makerfield
WN4 8LU



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Rock Farm is a truly unique and highly versatile property, offering a rare opportunity to combine luxury family living with exceptional work-from-home business facilities. Perfectly suited to entrepreneurs, professionals or those seeking commercial space alongside their home, the property enjoys the ideal balance of privacy, practicality and accessibility. Conveniently positioned with excellent access to both Wigan and Ashton-in-Makerfield, yet discreetly hidden away from the road, Rock Farm occupies a private and secluded setting approached via an impressive gated entrance framed by rustic brick pillars. A sweeping gravel driveway leads through to a central turning circle and courtyard, creating an attractive arrival experience befitting a property of this calibre. The farmhouse itself is a handsome detached residence that has been meticulously improved and finished to an exceptional standard throughout. Quality craftsmanship is evident at every turn, with bespoke oak panelling, handmade carpets, designer fitted wardrobes and premium fixtures combining to create a home of considerable character and elegance.

The accommodation is thoughtfully designed for modern family life. The kitchen is fitted with an extensive range of cabinetry and integrated appliances, including a wine cooler, microwave and cooking facilities, whilst a central peninsula provides the perfect spot for informal dining and entertaining. A practical utility room, ideal for family laundry requirements, is conveniently positioned adjacent to the kitchen and accessible via the double garage and courtyard. At the heart of the home, a magnificent reception hallway features a stunning returning oak staircase and leads through to the impressive open-plan lounge and dining room. This substantial living space enjoys oak-panelled walls, cast-iron radiators, handmade carpets and French doors opening directly onto the gardens, creating a wonderful setting for both entertaining and everyday family life. A further reception room, fully glazed to maximise the garden views, offers a peaceful retreat and the perfect place to enjoy the beautiful wisteria-clad pergola or simply relax with a book. The ground floor accommodation is completed by a cloakroom and an additional shower room accessed externally from the garden.

To the first floor are three beautifully appointed bedrooms, each benefitting from bespoke fitted wardrobes crafted to the highest standards. The principal bedroom enjoys a luxurious en-suite shower room featuring a fully enclosed steam shower, wash hand basin and WC, all finished with elegant travertine tiling. The family bathroom is equally impressive, boasting a large walk-in shower, wash hand basin, WC and heated towel rail.

What truly sets Rock Farm apart is the extensive range of ancillary buildings, which until recently operated as a successful family business. Arranged separately from the main residence and accessed via the courtyard, the commercial accommodation includes a substantial purpose-built storage facility, four individual office suites, additional storage rooms, kitchenette facilities and WC amenities. These highly adaptable spaces offer enormous potential for a variety of business, professional, storage or leisure uses, subject to any necessary consents. Externally, the property is surrounded by beautifully established gardens that provide a tranquil and private environment. Mature planting, manicured lawns, a tumbling water feature and a stunning pergola create a peaceful setting that feels far removed from the surrounding area, whilst maintaining excellent convenience for transport links and local amenities. Rock Farm represents an exceptional opportunity to acquire a unique home and business premises within one outstanding property. Combining privacy, security, high-quality accommodation and flexible commercial facilities, it offers a lifestyle opportunity rarely found on the open market.

The property is offered with no onward chain, and viewings are strictly by appointment through our offices.

