

FOR SALE

Rogers Farm, 550, Bolton Road, Aspull, WN2 1PX



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A remarkable family home where original character meets contemporary living



- Distinctive detached family home
- Stunning 0.36-acre plot
- 4 double bedrooms / 3 bathrooms
- Garden room & double garage
- Renovated farmhouse character retained
- Breathtaking far-reaching open views
- 3 reception room & farmhouse kitchen
- 2563 SQ.FT. / Freehold

Set within an exceptional 0.36-acre plot, Rogers Farm is a truly special former farmhouse that despite being virtually rebuilt from the ground up, remarkably retains the charm, character and soul of its original heritage. The attention to detail throughout is staggering, with the owners going to extraordinary lengths to reuse as many of the original materials as possible, while carefully sourcing sympathetic reclaimed and traditional materials wherever necessary to ensure the authentic farmhouse character was preserved. The result is a home that effortlessly combines timeless rustic charm with modern efficiency and contemporary comfort. Original features such as exposed beams sit beautifully alongside stylish modern finishes, creating a home that feels both authentic and sophisticated. The home boasts three impressive living and entertaining rooms, complemented by a beautiful modern farmhouse kitchen and generous proportions throughout. Designed around modern family life, the layout provides plenty of room for relaxed everyday living whilst also creating an exceptional environment for entertaining. Upstairs it offers a large four-piece family bathroom plus four spacious double bedrooms all with built in storage, and includes one stylish en-suite bedroom and one with a vanity unit with easy potential for a full ensuite making it ideal for family living or accommodating guests. Modern upgrades include contemporary central heating, double glazing and energy-efficient insulation, bringing the benefits of modern construction and efficiency without compromising the character of the original farmhouse. Outside, the property enjoys an extraordinary degree of privacy and some genuinely breathtaking panoramic views across open farmland towards Rivington and beyond. The setting provides a wonderful sense of space and tranquillity rarely found so close to everyday amenities. A double detached garage provides excellent parking and storage, while the bespoke timber garden room is another standout feature. Fully insulated and equipped with power, it opens onto a decked patio and provides a spectacular place to entertain, relax or simply enjoy the views. Equally, it would make an exceptional home office, studio or creative workspace. Rogers Farm is far more than a renovated farmhouse. It is a meticulously recreated home, where incredible attention to detail, original materials and sympathetic craftsmanship have preserved its heritage while creating a thoroughly modern lifestyle.







REGAN & HALLWORTH

TOTAL FLOOR AREA : 2563 sq.ft. (238.1 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

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.



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