



Chorley Road

Wigan, WN1 2TE

£1,395,000



Set within an extraordinary hillside position overlooking a picturesque greenbelt valley and tranquil river, this remarkable converted mill offers a rare fusion of heritage, scale and contemporary luxury, with an added benefit of the option for multi-generational living, a private stables block, and a selection of outbuildings.

Reimagined to an award-winning standard, the property delivers a truly individual home of grand proportions, architectural intrigue and striking design. The elevated setting, expansive grounds and proximity to nature with an abundance of local wildlife represents a lifestyle opportunity of genuine distinction, in one of Standish's most private and scenic locations.

There is also a substantial amount of land available to purchase by separate negotiation. If this is of interest, please contact our office for further details.



House Overview

The house is arranged over three levels, entered at the uppermost floor where the design has been intentionally inverted to maximise light, views and practicality. This main living level features a generous reception landing, statement kitchen, dining room, WC and an impressive super-sized lounge, wrapped with French doors leading to balconies on all sides to immerse the space in its surrounding scenery. The floor below comprises a spacious hall connecting four large bedrooms and a substantial family bathroom; the principal suite enjoys a walk-in wardrobe and private terrace, while the second bedroom benefits from its own en-suite, and the third its own walk-in wardrobe. The lower level provides a wealth of lifestyle-focused rooms, including a secondary kitchen ideal for entertaining or summer use when in the garden, alongside a library or hobby room, study, games room and substantial garden room—creating a home perfectly suited to contemporary family life, with an abundance of space for work and study, entertaining and enjoyment. In addition, the lower floor could quite easily be reconfigured to provide a two-bedroom self-contained annex.

Grounds & Outbuildings Overview

Approached via a highly private, gated driveway, the grounds extend to approx. 3 acres and are as captivating as the house itself. Lawns, terraces, patios and walled gardens are thoughtfully arranged to take full advantage of the tranquil valley outlook and leafy green surrounds, while a small wildlife lake, ancient protected woodland and a private bridge crossing the river add a sense of seclusion and connection to nature rarely found. A children's play area and expansive fenced land further enhance the outdoor offering. Complementing the main residence are extensive outbuildings, including a substantial stable block (currently used as workshops) with fenced surrounds and a small meadow, two additional detached timber workshop or garage-style buildings, and a separate double garage—providing remarkable flexibility for storage, equestrian use, or other lifestyle hobbies.

Lifestyle & Character

With historical references dating back to the 1300s, Jolly Mill offers a rare opportunity to acquire a remarkable piece of local heritage. Originally a corn mill, the building has been expertly reimagined to blend its rich industrial past with refined contemporary living. Striking original beams sit beautifully within vaulted ceilings, while extensive glazing floods the generous interiors with natural light, creating a series of bright, airy and highly impressive spaces that celebrate both character and design.

Jolly Mill is particularly appealing to those who value space, privacy and a strong connection to the outdoors. From peaceful summer evenings spent on the balconies or terraces, enjoying sweeping valley views, birdsong, and the gentle flow of the river below, to hosting family and friends within the home's grand yet welcoming entertaining spaces and gardens. Children can explore and play safely within the private grounds, while hobbyists and equestrian enthusiasts will appreciate the freedom to spend time with horses or enjoy the workshops at leisure. Quite simply, Jolly Mill offers a way of life that is as rare as it is rewarding.

Main Living Space - Top Floor

The fabulous main kitchen enjoys views through bifold doors onto the balcony and over the landscaped gardens. Its central island with bar seating allows it to be both a practical and highly sociable space where cooking and family time blend together as one. Vast granite worktops afford ample preparation space and the sleek two-tone cabinetry with larder cupboards give a modern appeal while providing plenty of storage space. Integrated appliances include four ovens, a four-zone hob with extractor, dishwasher, full length fridge and freezer, Blanco multi-tap and sink.

Benefiting from an open aspect flow from the kitchen, the dining room features unique interior windows reaching high into the room which further highlight the impressive, vaulted ceilings. A log burner in the corner of the room adds a cosy touch for the colder winter months, and its large size allows ample space for even the largest of families when hosting on special occasions.

From the dining room, stroll through a pair of double doors and the huge living room awaits. A range of oak French doors complement the oak floor underfoot and original beams overhead. The six pairs of oak French doors give access to balconies on all sides and tastefully frame different angles of the gorgeous surrounding scenery. A large log burner holds the centre of the space and is sure to emit a warming orange glow when required. Owing to the very generous size of this room, if needed, it could easily be a multi-functional room, adding to the versatile and flexible appeal for modern family life.

Bedrooms & Bathrooms - Middle Floor

Head down the bespoke oak staircase to a large hallway connecting the bedrooms and bathrooms. The grand proportions continue on this floor too, most notably in the master bedroom and family bathroom where the rooms are of palatial scale.

The master bedroom enjoys a private terrace, uninterrupted scenic views, and a substantial walk-in wardrobe. The three other bedrooms are all very generous doubles too, and all are presented in immaculate condition in keeping with the contemporary style of the home – the second is complete with a three-piece shower en-suite and the third with another walk-in wardrobe.

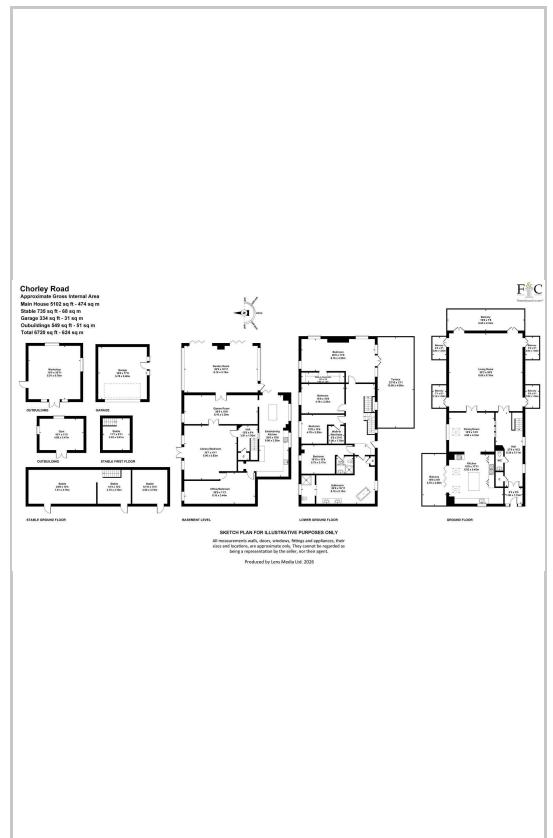
Within the extremely spacious family bathroom is a comprehensive suite, including a freestanding bath set on an elevated tiled platform, an open aspect shower with tiled surrounds, WC, a large his and hers vanity basin unit with lots of integral storage, and a chrome, feature towel radiator.

As well as the bedrooms and bathrooms on this middle floor, the floor below offers scope for two additional bedrooms if desired...

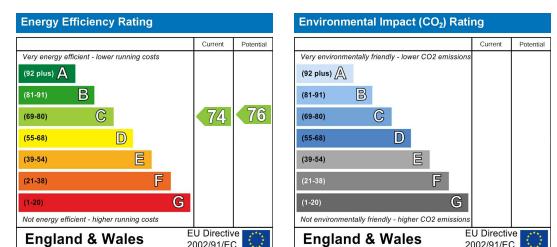
Area Map



Floor Plans



Energy Efficiency Graph



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