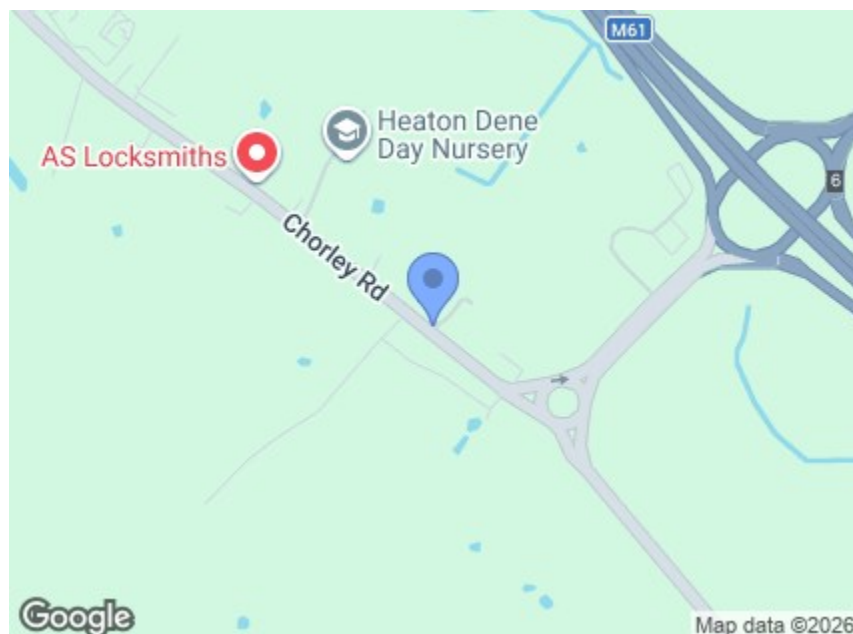
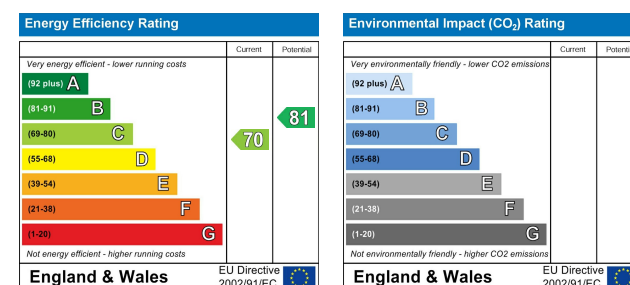




GROSS INTERNAL AREA
TOTAL: 471 m²/5,065 sq ft
GROUND FLOOR: 306 m²/3,290 sq ft, FIRST FLOOR: 165 m²/1,775 sq ft
EXCLUDED AREAS: PORCH: 7 m²/71 sq ft, GARAGE: 115 m²/1,240 sq ft
OFFICE: 92 m²/993 sq ft, STORAGE 1: 44 m²/476 sq ft, STORAGE 2: 14 m²/150 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Irlams Farm Chorley Road Westhoughton, Bolton, BL5 3NH

£2,800,000



- Substantial family home extending to over 5,000 sq ft of living space
- Versatile ground floor with multiple reception rooms, including formal lounge, living room and two large games rooms
- Additional leisure spaces including a gym and extensive storage options
- Semi-rural location with excellent links to Westhoughton, Bolton, Wigan and Manchester, combining convenience with countryside living
- Five spacious bedrooms, including a luxurious principal suite with dressing room and en-suite
- Modern open-plan kitchen with island unit, complemented by utility and cloakroom facilities
- Large detached garage and outbuildings, plus a fully equipped office with kitchen facilities—ideal for home working or business use

Irlams Farm Chorley Road

Westhoughton, Bolton, BL5 3NH

Irlams Farm is a truly spectacular residence, offering a rare combination of space, versatility, and style. Extending to over 5,000 sq ft, the home has been thoughtfully designed to cater for both family living and entertaining on a grand scale. The ground floor is centred around a superb kitchen with island unit, complemented by a utility and cloakroom, alongside multiple reception spaces including a formal lounge, living room and impressive dual-aspect games rooms. Additional highlights include a gym, WC and porch.

The first floor provides exceptional bedroom accommodation, with five generously proportioned bedrooms, including a principal suite with dressing room and en-suite, further bedrooms with fitted wardrobes, and a family bathroom. The layout ensures flexibility for growing families or those seeking private guest space.

Beyond the main residence, the property enjoys an extensive range of outbuildings, including large storage units, a substantial garage, and a versatile office with its own kitchen facilities—ideal for home working or business use.

Externally, Irlams Farm occupies an expansive setting with gardens, forecourt parking for numerous vehicles and the practicality of its detached outbuildings, offering scope for leisure, storage or business pursuits.

Located in the BL5 postcode, Irlams Farm enjoys a semi-rural position with excellent connections to local amenities. The nearby town of Westhoughton offers a wide range of shops, schools and services, while strong transport links, including road and rail, provide easy commuting access to Bolton, Wigan, Manchester and the wider North West. The area is surrounded by open countryside, providing an appealing mix of convenience and tranquillity, making it highly sought after by families and professionals alike.