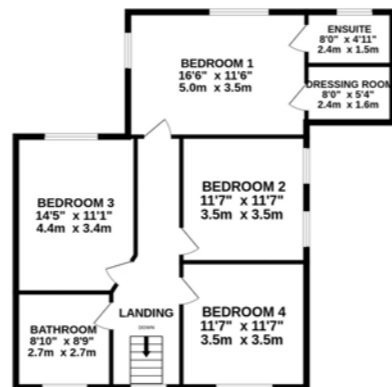
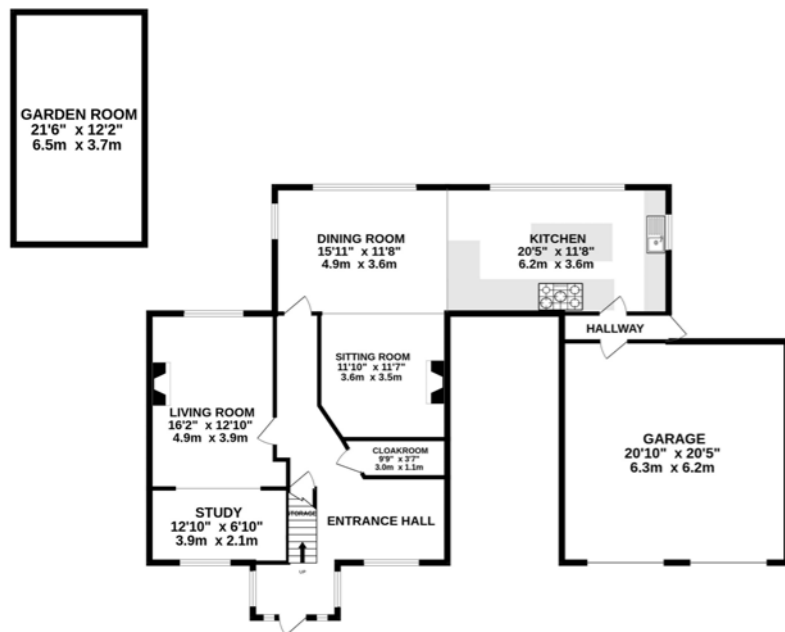




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

GROUND FLOOR  
1797 sq.ft. (167.0 sq.m.) approx.

1ST FLOOR  
894 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 2691 sq.ft. (250.0 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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Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: F

Every care has been taken with the preparation of these property details but they are 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. These property details do 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](http://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.



A remarkable opportunity to own a double fronted traditional detached home nestled on a near 1-acre plot in the heart of the highly desirable Parbold village. Steeped in charm and character, this property offers an impressive 2691 square feet of living space, filled with original finishes that reflect its rich history. The plot also offers an excellent planning opportunity for possibly one or two detached dwellings and whilst set in conservation area has been met with a positive pre-planning enquiry.

As you step inside the home you will be greeted by an ambiance of elegance and grandeur with features such as original coving, an ornate staircase, and wonderful high ceilings that add to the overall sense of spaciousness and style. The attention to detail is evident throughout the home with high quality fixtures and fittings and tasteful decor that complements the style of the property perfectly.

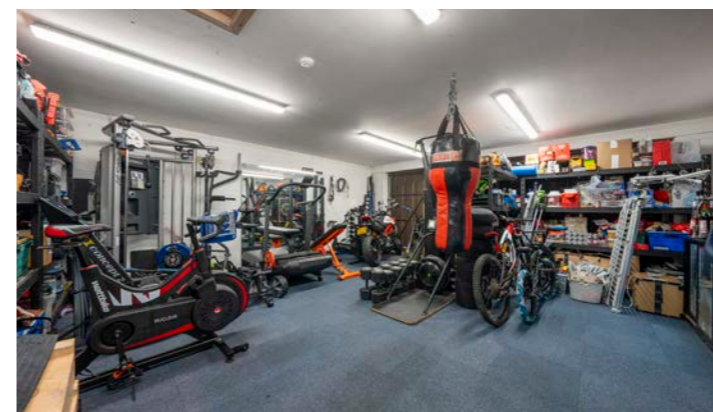
The magnificent open-plan family dining kitchen and living area is undoubtedly the heart of the home, providing a warm and inviting space for everyday living and entertaining. This thoughtfully designed space allows for seamless interaction between family members and guests, creating a relaxed and inclusive atmosphere. The kitchen itself is finished with oak flooring and offers an array of bespoke hand-crafted units with white marble surfaces, a centre island, breakfast bar, Bertazzoni range cooker and an integrated dishwasher, fridge freezer and wine cooler. The lounge, complete with a cosy log burner, offers a tranquil retreat where you can unwind in front of a crackling fire on colder evenings. A study area provides a dedicated space for work or hobbies, while the sitting room which is open to the dining area and kitchen has a stove fire and offers an additional cosy space for relaxation and entertainment.

Four bedrooms provide ample accommodation for comfortable family living. Each room has been designed with both style and practicality in mind, offering a tranquil haven for rest and rejuvenation. The master suite provides a luxurious escape with a dressing room and a three-piece en-suite shower room, while the remaining bedrooms cater to the needs of children, guests, or even a home office with a beautiful three-piece family bathroom with pristine tiling completing the accommodation.

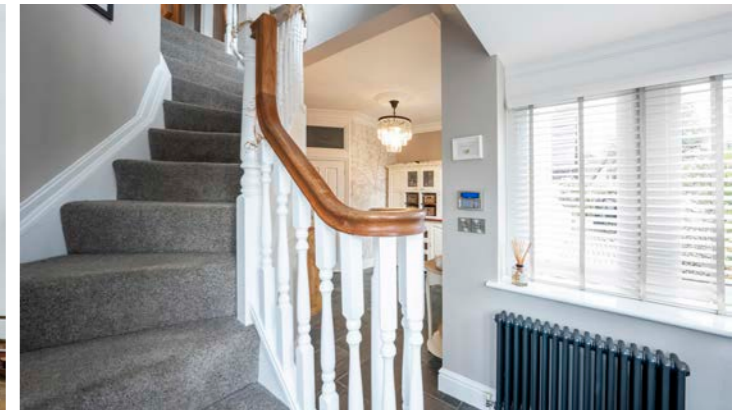
Externally, the property sits on a near 1-acre gated and private plot, offering a stunning garden which wraps right around the house to provide ample space for outdoor enjoyment, with swathes of manicured lawns, neat box hedging, Indian Stone terraced patio areas, mature borders and planting, fruit trees and extensive parking with two driveways giving access from both Bradshaw Lane and Alder Lane. A detached garage provides extra security for vehicles and has two up and over doors, power and lighting (currently utilised as a home gym with storage). There is also a detached summer house with its own patio area, perfect for entertaining and ideal for working from home. The gardens could also be arranged so as to incorporate a paddock for a pony.

Situated in the heart of the highly desirable Parbold village, this property benefits from the convenience of local amenities, schools, and transport links, while still offering a peaceful and secluded setting. Nestled in the picturesque countryside of West Lancashire, Parbold village offers a charming and idyllic setting for those seeking a peaceful and close-knit community. Located within easy reach of major cities and towns, Parbold is renowned for its commutability, making it an attractive destination for both families and professionals. The village is surrounded by beautiful woodlands, rolling hills, and open countryside, providing residents with stunning views and ample opportunities for outdoor activities. The village itself boasts a quaint and traditional atmosphere, with its historic buildings, local shops, and welcoming community spirit. One of the main attractions of Parbold is its excellent transport links, making it highly accessible for commuters. The village is situated just off the A59, a major road that connects to nearby towns and cities including Ormskirk & Wigan. The M6 motorway is also easily accessible, opening up convenient travel routes to Manchester and Liverpool.

In summary, this beautiful, detached home is a true gem, showcasing timeless charm and original features alongside tasteful decor and modern finishes. With a spacious interior, beautiful garden, and desirable location, this property offers a quintessential village lifestyle. For the right buyer it also offers the opportunity to unlock a fantastic development opportunity. Don't miss the chance make this exceptional residence your own and experience the epitome of elegant living.







#### KEY FEATURES

- Remarkable Detached Home
- Picturesque Countryside Location
- Four Bedrooms
- Circa 2691 Square Feet
- Bespoke Open Plan Dining Kitchen
- Near 1-Acre Private Plot
- Stunning Wrap-Around Gardens
- Detached Summerhouse
- Two Driveways Providing Extensive Parking





