

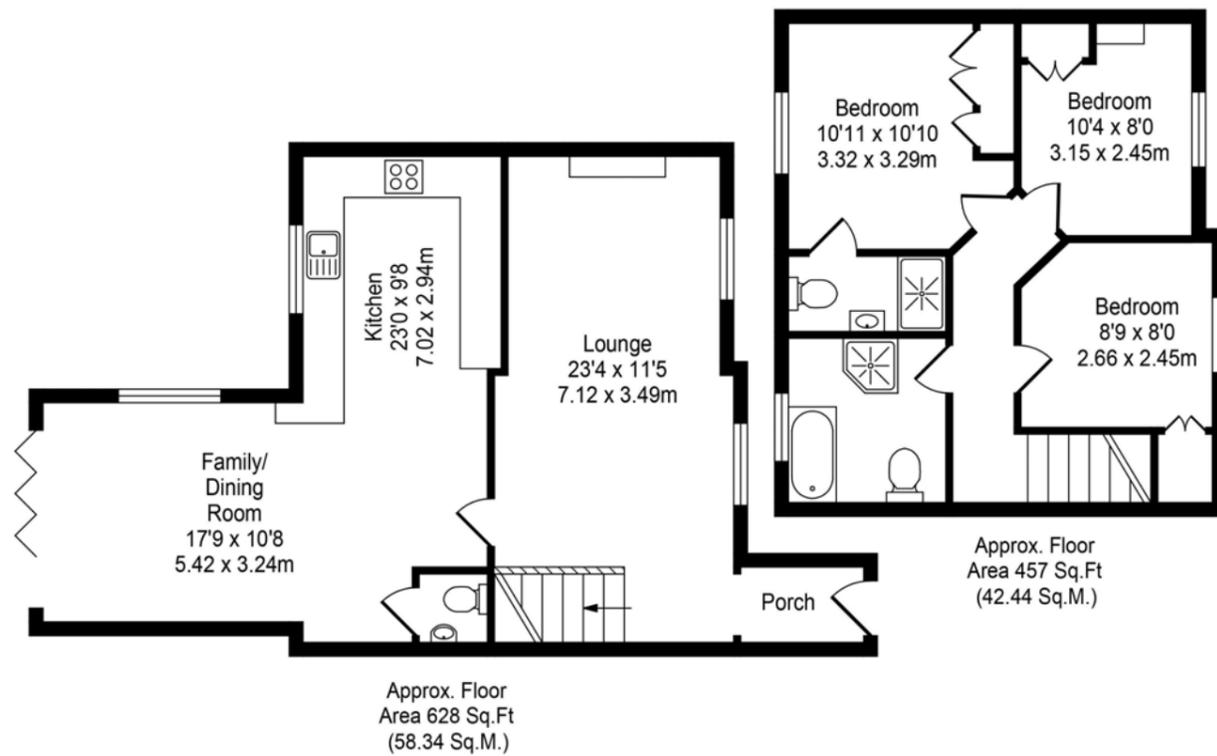


Ormskirk: 01695 570102  
Southport: 01704 778668

Parbold: 01257 442789  
Chorley: 01257 241173  
arnoldandphillips.com

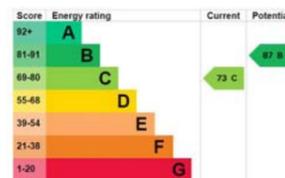
**Total Approx. Floor Area 1085 Sq.ft. (100.78 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold.  
Council Tax Band: C

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](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.



Nestled in the heart of Parbold, one of West Lancashire's most coveted villages, this exquisite stone-built period cottage is a true gem.

Having undergone a comprehensive refurbishment in recent years, along with a substantial extension seamlessly blending the original charm of the home with the surrounding conservation area, this property is the epitome of elegance. Every detail has been meticulously considered, resulting in a harmonious blend of character and modernity. The high-quality fixtures and fittings, contemporary amenities, and tasteful decor create an inviting and warm atmosphere that permeates throughout.

Upon entering via the 'Rock' front door, you are greeted by an inviting entrance porch, setting the tone for the rest of the home. The gorgeous lounge boasts a cosy wood burning stove, perfect for those chilly evenings. The highlight of the property is the fabulous open plan kitchen, dining, and living area, which seamlessly flows into a stunning orangery. With bi-fold doors and a large lantern roof, this space is bathed in natural light, creating a seamless connection with the outdoors. This versatile area is ideal for both everyday living and entertaining. The kitchen itself is a chef's dream, boasting a range of high-quality fitted units, quartz tops, top-of-the-line appliances, and under-floor heating.

Moving to the first floor, you will find three lovely bedrooms, each offering a tranquil retreat. The modern three-piece bathroom is tastefully appointed, while the master bedroom boasts a stylish three-piece en-suite and is complete with bespoke fitted wardrobes.

Externally, the property offers ample parking on the block-paved driveway, and benefits from an electric car charging point. The professionally landscaped rear garden is a true oasis, featuring paved patio areas and artificial grass for low maintenance. Raised gravel beds with carefully selected planting add a touch of elegance, while mature borders and a timber garden shed complete the picture-perfect setting. Viewing of this beautiful home is highly recommended and now invited.





**KEY FEATURES**

- EXQUISITE EXTENDED STONE BUILT PERIOD COTTAGE
- COMPREHENSIVELY REFURBISHED
- HIGH QUALITY FIXTURES & FITTINGS THROUGHOUT
- FABULOUS OPEN PLAN KITCHEN, DINING & LIVING AREA
- THREE BEDROOMS
- AMPLE OFF ROAD PARKING & ELECTRIC CAR CHARGING POINT
- PROFESSIONALLY LANDSCAPED REAR GARDEN
- HIGHLY SOUGHT AFTER VILLAGE LOCATION







