

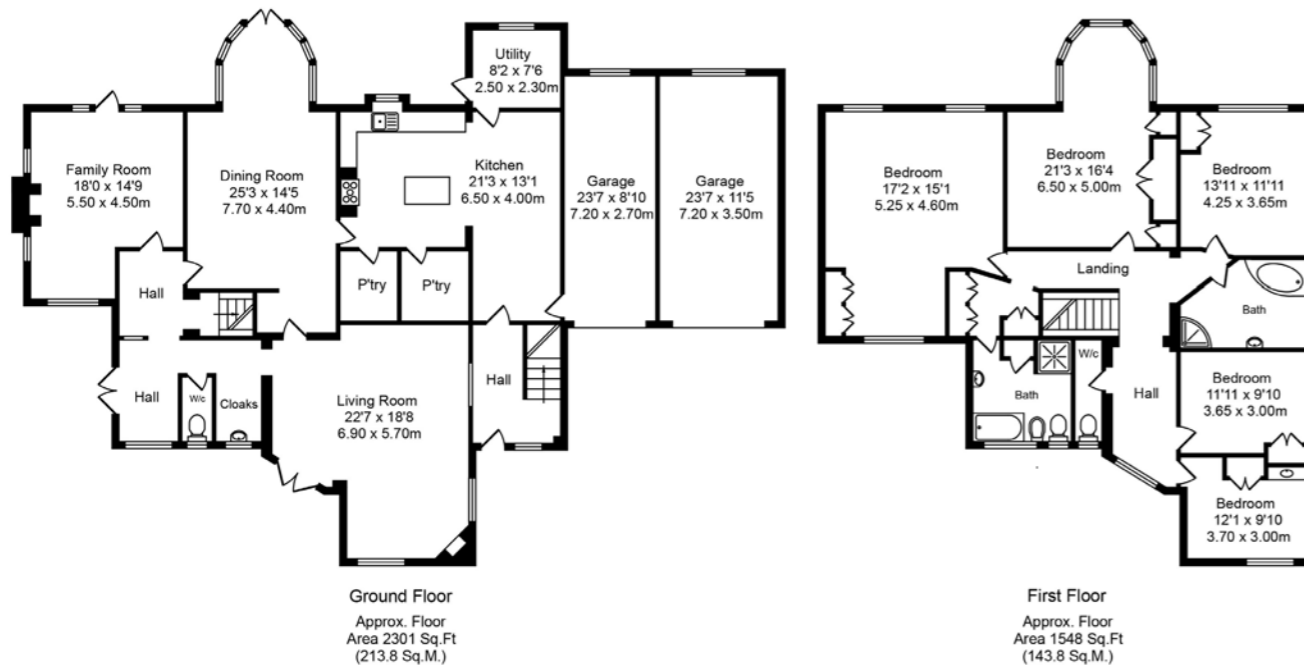


Ormskirk: 01695 570102
 Southport: 01704 778668

Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 3849 Sq.ft. (357.6 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: H

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. 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.

Resting in an extremely private, tucked-away & privileged location 'Lane End' is an enchanting five bedroom detached home that offers a rare blend of privacy and picturesque surroundings. Set within a generous 0.4 acres of beautifully mature gardens, the property boasts far-reaching views that stretch all the way to the majestic Mount Snowdon in Wales and the stunning landscapes of the Peak District. Located near the top of Parbold Hill, the home provides a serene escape while remaining very accessible to Parbold village and the wider region, with convenient railway connections and the M6 motorway just a short drive away.

Originally built in the 1800s and thoughtfully extended over the years, this cherished family residence has been a beloved home for over 40 years. The location captures the essence of the countryside dream, featuring an incredibly private setting that offers peace and tranquillity, all while exuding an utterly charming aesthetic.

As you step into the welcoming reception hallway, a warm and inviting atmosphere envelops you, instantly showcasing the property's charm. The spacious lounge, dining room, and family room offer versatile areas for relaxation and entertaining, while the expansive family dining kitchen stands as the true heart of the home—ideal for gatherings and celebrations.

The beautiful main lounge boasts triple aspects, allowing natural light to flood the space, while original beams add character. A cosy stove-style fire creates a perfect ambiance, and access to the rear patio enhances the connection to the outdoors. The large sitting room invites you to unwind and enjoy a good book by the fireplace, while the formal dining room, which also opens onto the rear patio, presents stunning views over the adjacent farmland. The kitchen is a chef's delight, featuring an array of quality fitted units, a central island, ample workspace and a breakfast bar, complemented by integrated appliances and elegant tiled walls and floor. Two large built-in pantry cupboards provide ample storage, ensuring that practicality meets style effortlessly. Additionally, a handy utility room, a conveniently located downstairs WC, and a cloaks room enhance the functionality of the home.

The first-floor features five ample bedrooms, each bathed in natural light and equipped with built-in wardrobes. The master bedroom stands out for its generous size and dual aspects, allowing for an abundance of light and stunning views. The second bedroom offers a remarkable picture window, framing the breath-taking scenery and immersing you in the beauty of the surrounding countryside. The main family bathroom is a luxurious retreat, featuring a classic five-piece suite in crisp white, complete with a low-level WC, bidet, vanity unit, panelled bath, and a glass-screen shower. The second bathroom is equally impressive, showcasing a four-piece suite with a shower unit and a relaxing corner bath. There is also the added bonus of a separate wc.

Externally, a gravel driveway welcomes you to the home providing extensive parking and easy access to the attached double garage, complete with two up-and-over doors for convenience. The gardens gracefully wrap around the house, showcasing a delightful array of mature planting, including trees, bushes, and shrubs that create a lush, vibrant landscape. This ultimate private oasis is designed for relaxation and enjoyment, offering countless sunny spots to bask in the warmth and take in the stunning views.

Families will appreciate the ample space for children to run and play freely, allowing for countless hours of outdoor fun. Paved patios provide the perfect setting for al fresco dining and entertaining, making it easy to host gatherings with family and friends. With sunny southerly aspects at the rear, you can enjoy glorious sunshine throughout the day, enhancing the idyllic charm of the exquisite garden. This stunning garden is a haven for outdoor living, where every corner invites you to unwind, explore, and savour the beauty of nature.

This location of the home embodies the essence of country living, surrounded by rolling hills, lush greenery, and an abundance of scenic walks that invite you to explore the surrounding countryside. Situated just a stone's throw from the vibrant village of Parbold, residents can enjoy a blend of tranquil rural life and community spirit. Parbold is known for its delightful shops, local eateries, and friendly atmosphere, making it a perfect spot for leisurely afternoons or social gatherings. Wrightington itself is a charming area steeped in history, offering a warm community feel with a host of local amenities, including traditional pubs, quaint cafes, and well-regarded schools. The area is renowned for its lush landscapes, featuring stunning countryside vistas and abundant wildlife, providing a perfect backdrop for the family lifestyle.

For commuters, the home is ideally positioned near the M6 motorway, allowing for quick and easy access to regional and national transport links, while the nearby railway station offers direct services to major cities such as Manchester and Liverpool. This makes it an excellent choice for those seeking the tranquillity of country life without sacrificing connectivity.

This property is not just a home; it is a sanctuary that combines country charm with modern conveniences, all set against a backdrop of unparalleled natural beauty. This is a rare chance to purchase a private piece of Lancastrian paradise. Whether you seek a peaceful retreat or a vibrant family haven, this remarkable home promises a lifestyle of comfort and elegance.

