

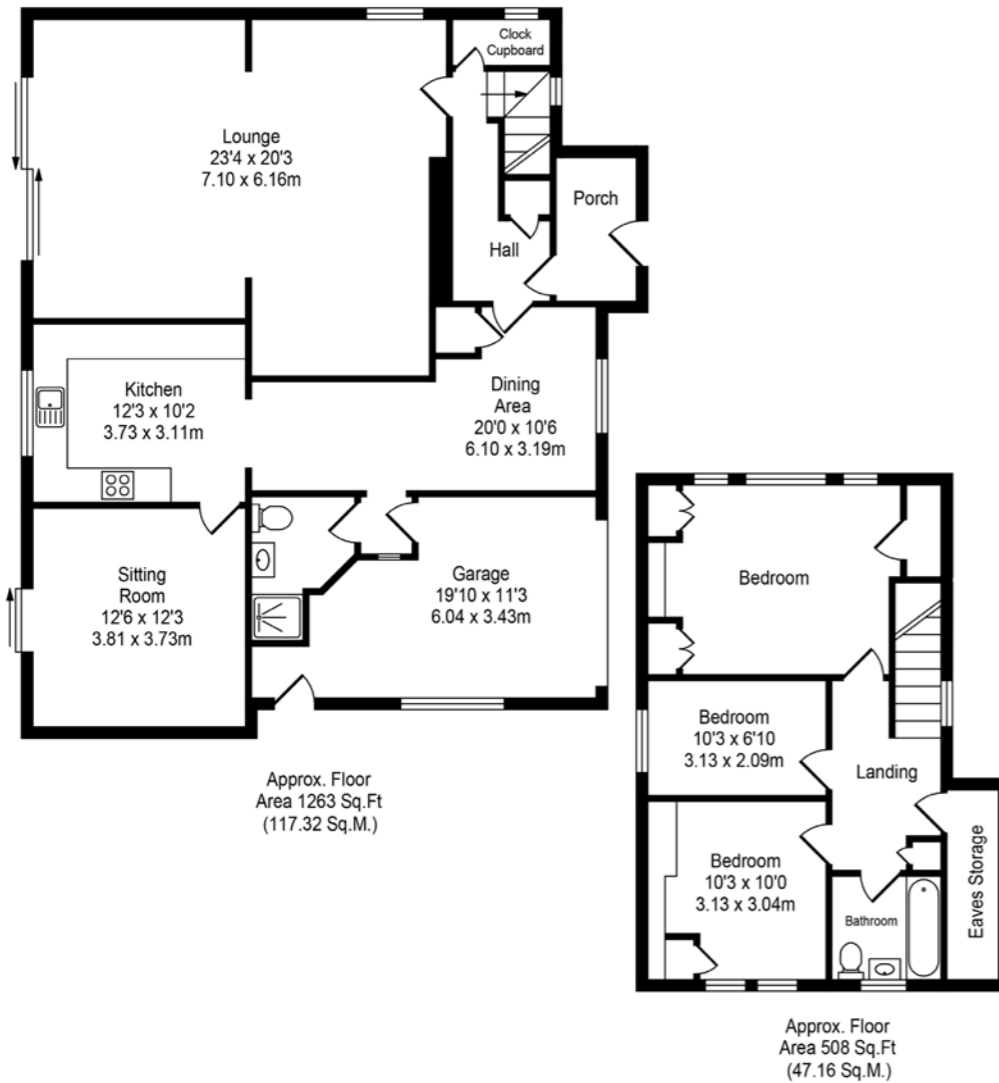


Ormskirk: 01695 570102
Southport: 01704 778668

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 1770 Sq.ft. (164.48 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: E

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.



Arnold & Phillips are delighted to present a rare opportunity to acquire 'Tanfield Cottage' a charming three-bedroom detached property nestled along the peaceful Tanfield Nook in the heart of Parbold village, West Lancs.

This versatile home is ideally positioned within walking distance of the village centre, offering easy access to local amenities and excellent transport links. Properties on Tanfield Nook seldom come to market, making this an exciting and unique opportunity for prospective buyers. While the property would benefit from cosmetic modernisation, its abundant potential is evident, with the scope to develop both upwards and outwards, making it an enticing prospect for anyone seeking to create their ideal family home.

Parbold is a highly desirable village, known for its picturesque landscape and close-knit community. With its scenic setting amidst rolling countryside, it offers a peaceful lifestyle while maintaining excellent transport links to surrounding areas. Parbold train station provides direct services to Manchester and Southport, while the nearby M6 and M58 motorways ensure easy access to major cities, including Liverpool and Preston. The village also boasts a selection of well-regarded schools, shops, and recreational amenities, making it a perfect place for families and professionals alike.

Approaching the property, you'll find a private driveway providing off-road parking, leading to an integrated garage. The exterior of the property exudes traditional charm, with mature landscaping surrounding the front and rear gardens. The house is attractively set back from the road, offering both privacy and curb appeal, with the opportunity for further enhancements to increase its already considerable charm.

On the ground floor, this home offers generous living spaces. The front of the property features a large integrated garage with adjoining WC, perfect for additional storage or conversion potential. A second sitting room is located off the traditional fitted kitchen, which offers a range of units and integrated appliances. The rear of the property opens to a spacious main living room, bathed in natural light from dual-aspect windows and sliding patio doors, creating a warm and inviting space ideal for both relaxation and entertaining.

The first floor comprises three well-proportioned family bedrooms, all neutrally decorated and benefiting from a lovely outlook over the surrounding village. Each bedroom offers integrated wardrobes and ample storage space, providing practicality alongside comfort. The family bathroom includes a three-piece suite, completing the layout of this highly functional home.

Externally, the property enjoys a high level of privacy with a large patio terrace extending around the rear, perfect for outdoor dining and entertaining. The expansive turfed lawn is bordered by established trees, plants, and shrubs, providing a tranquil and picturesque backdrop. The sizeable plot offers great potential for further development, whether it be landscaping the garden or expanding the living space.

With approximately 1,800 square feet of living space, gas central heating, double glazing throughout, and a sought-after location in central Parbold, Tanfield Cottage represents a unique opportunity to own a home with significant potential. An internal inspection is highly recommended to fully appreciate all that this property has to offer.





KEY FEATURES

- Charming Detached Home
- Three Bedrooms
- Circa 1770 Square Feet
- Three Reception Rooms
- Fitted Kitchen
- Sizeable Plot
- Expansive Rear Garden
- Driveway Parking
- Integrated Garage
- Desirable Village Location







