

FOR SALE

Uplands , Higher Lane, Dalton, WN8 7TW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



Uplands , Higher Lane, Dalton, WN8 7TW

7 bedroom lifestyle home resting in six acres of beautifully curated private gardens.

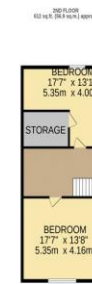
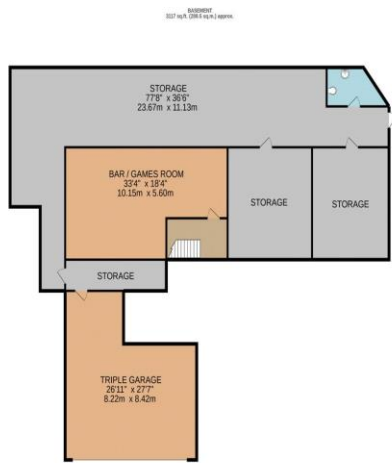


- Spectacular detached period home
- 6 acres including paddock & woodland
- Magnificently appointed interiors
- Bar / Games room & converted basement
- Within walking distance to village
- Italian garden & outside terraces
- 7 bedrooms & 5 reception rooms
- 8576 SQ.FT. / Freehold

Located on the corner of Ash Brow conservation area and higher lane, surrounded by land extending to 6 acres comprising stunning landscaped grounds including a sunken garden and stunning outside living and entertaining areas, "Uplands" is a magnificent lifestyle home perfectly located for Parbold & Newburgh villages. Set back on an elevated plot within walled and enclosed gardens and boasting an impressive gated sweeping in and out driveway - very few properties within walking distance to a village will offer as much land or privacy as this with two paddocks and woodland located to side and rear providing a haven of tranquility and further potential for equestrian use (subject to necessary planning approval) Affording over 8,500 square feet of internal living space with seven bedrooms, three bathrooms and five receptions rooms in total, Uplands is also one of the largest properties in the area. Raised the house has incredible views of the surrounding gardens and towards Parbold Hill and Ashurst Beacon Country Park with terraces and immaculately maintained formal garden areas that provide stunning outside entertaining, living and dining space. The outside is most notable for its incredible Italian Renaissance sunken garden area to the front with stunning use of water as a focal point. Inside, this wonderfully private residence has extensive accommodation which has been meticulously renovated by our clients over many years to create a bespoke, handcrafted interior that exudes class and showcases a wide range formal living spaces and character features. The Uplands is ideally situated amidst beautiful countryside and pretty villages. The plot backs directly onto open fields and views whilst the village of Parbold is less than a mile away and has everything you need including fine eateries, coffee shops, an opticians, deli, Morrison's mini market, doctors surgery, a dentist, as well as other small shops. Slightly further afield is Ormskirk, which has all the amenities of a small market town including trendy bars and restaurants. There are many outstanding schools in the local area with buses to both Merchant Taylors' & Scarisbrick Hall plus Parbold station has direct links to Manchester, Southport and Wigan with access to London Euston Station taking approximately 2 hours.



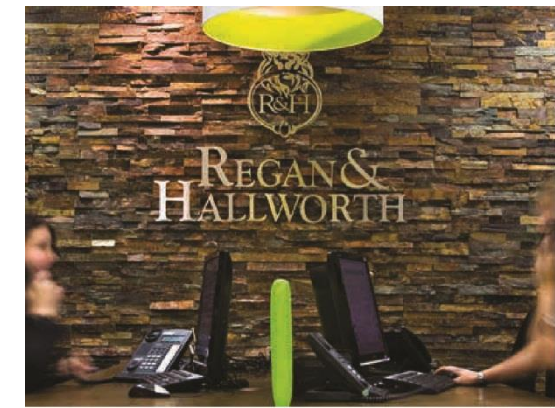




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The Property Experts

TOTAL FLOOR AREA : 8576 sq.ft. (796.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

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