

**FOR SALE**

Holly House Farm, Stoney Lane, Parbold, WN6 9QF

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

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## Holly House Farm, Stoney Lane, Parbold, WN6 9QF

*Stunning stone built farmhouse with land enjoying spectacular panoramic views.*



- Handsome 4 bed stone farmhouse
- Set in 5.65 acres
- Idyllic country lane setting
- Far reaching westerly views
- Large stone-built barn
- Bespoke self-contained annexe
- Less than 1 mile from Parbold village
- 3638 SQ.FT. (House & Annexe)

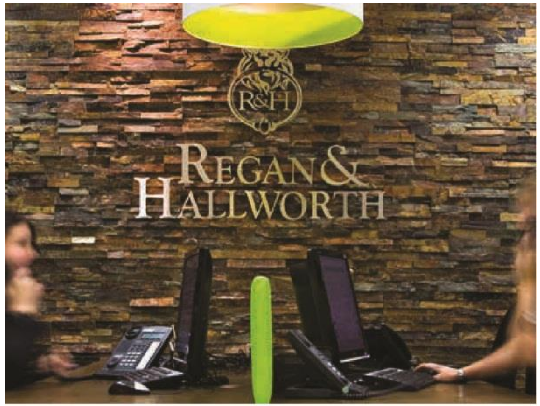
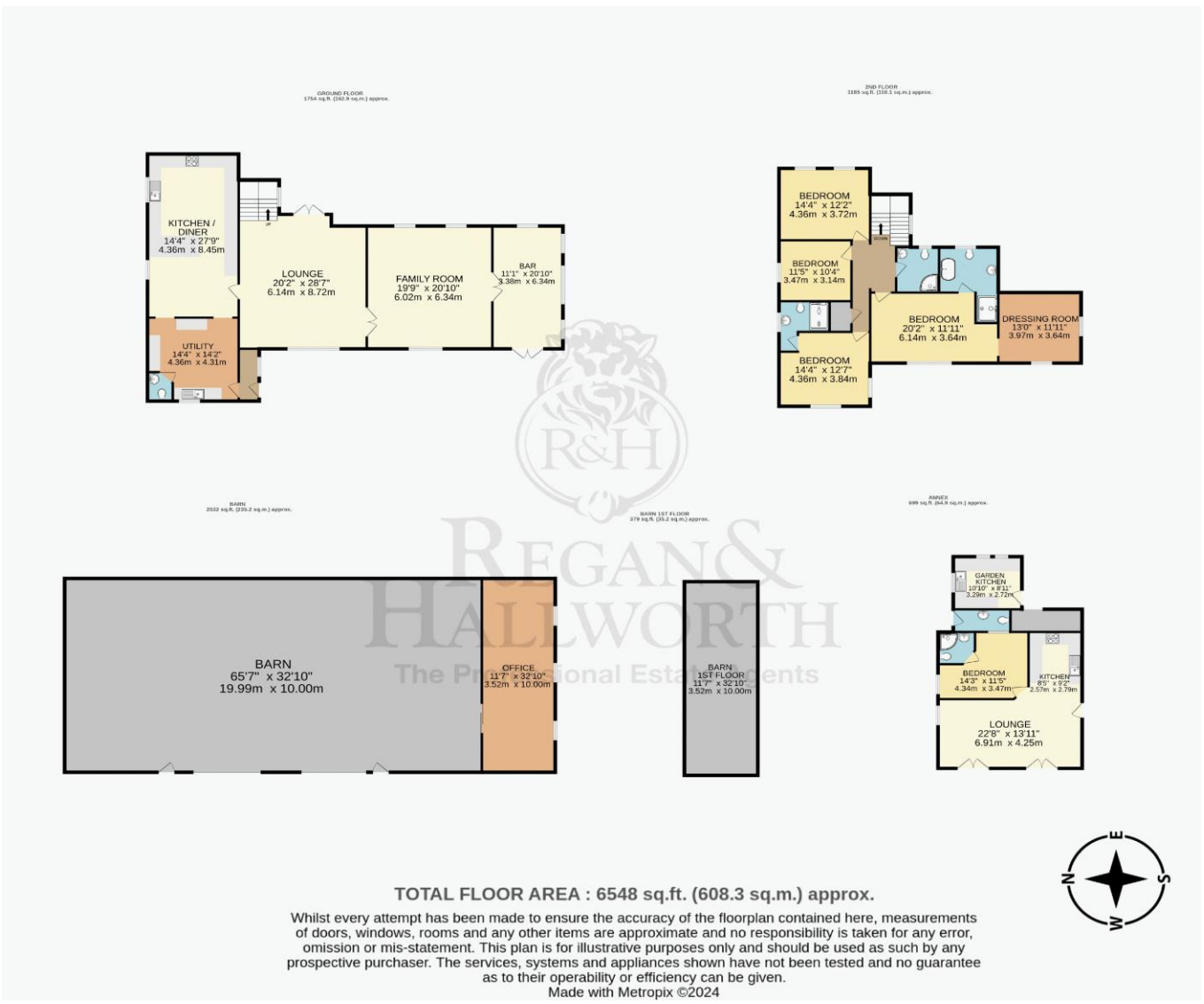
Nestled on a charming country lane in the hills above Parbold, this stunning stone-built, detached former farmhouse boasts spectacular views across the West Lancashire plain. Set on over five and a half acres of paddocks and formal gardens, this four-bedroom home is a versatile lifestyle home that includes a bespoke self contained one bed annexe and a stone-built barn suitable for equestrian use or ancillary accommodation (subject to planning consent).

The interior of this beautiful home features elegant fireplaces, mullion windows, exposed beams, and a thoughtfully curated blend of period features and contemporary accents. This harmonious mix of classic and modern elements, combined with meticulous attention to detail and high-quality finishes, creates the perfect family home full of charm and surprises. Holly House Farm, with its elevated position and picturesque setting, offers a unique allure. Secure electronic gates ensure privacy, with no immediate neighbours and panoramic vistas in every direction and represents a rare opportunity to acquire a distinctive home of exceptional style and character. Luxurious amenities include a luxurious sun room with bar for entertaining, two large reception rooms, self-contained one bed annexe accommodation, three beautifully finished bathrooms, four double bedrooms full of character that includes a dressing room for the master plus a superb kitchen equipped with Neff appliances. The property exudes charm and character, enhanced by natural materials and a dream location.

The garden is a highlight, featuring a stunning Indian stone terrace with a westerly aspect, perfect for al fresco dining while enjoying the breathtaking views across the West Lancashire plain. The grounds include stock-fenced paddocks of various sizes, two wildlife ponds, a spacious rubber manège, and a low-level brick building suitable for other livestock. Conveniently located, the village centre and its train station, with links to Manchester, Wigan, and Southport, are just one mile away. The outstanding Douglas Dale School is a brisk 15-minute walk from the property.







**WIGAN OFFICE**  
4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

**STANDISH OFFICE**  
8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

**PARBOLD OFFICE**  
5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com



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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