

**FOR SALE**

Brandreth House, Brandreth Delph, Parbold, WN8 7AQ

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

ESTD  
1996





## Brandreth House, Brandreth Delph, Parbold, WN8 7AQ

*Bespoke four bed detached home enjoying captivating open views in a prime village location.*



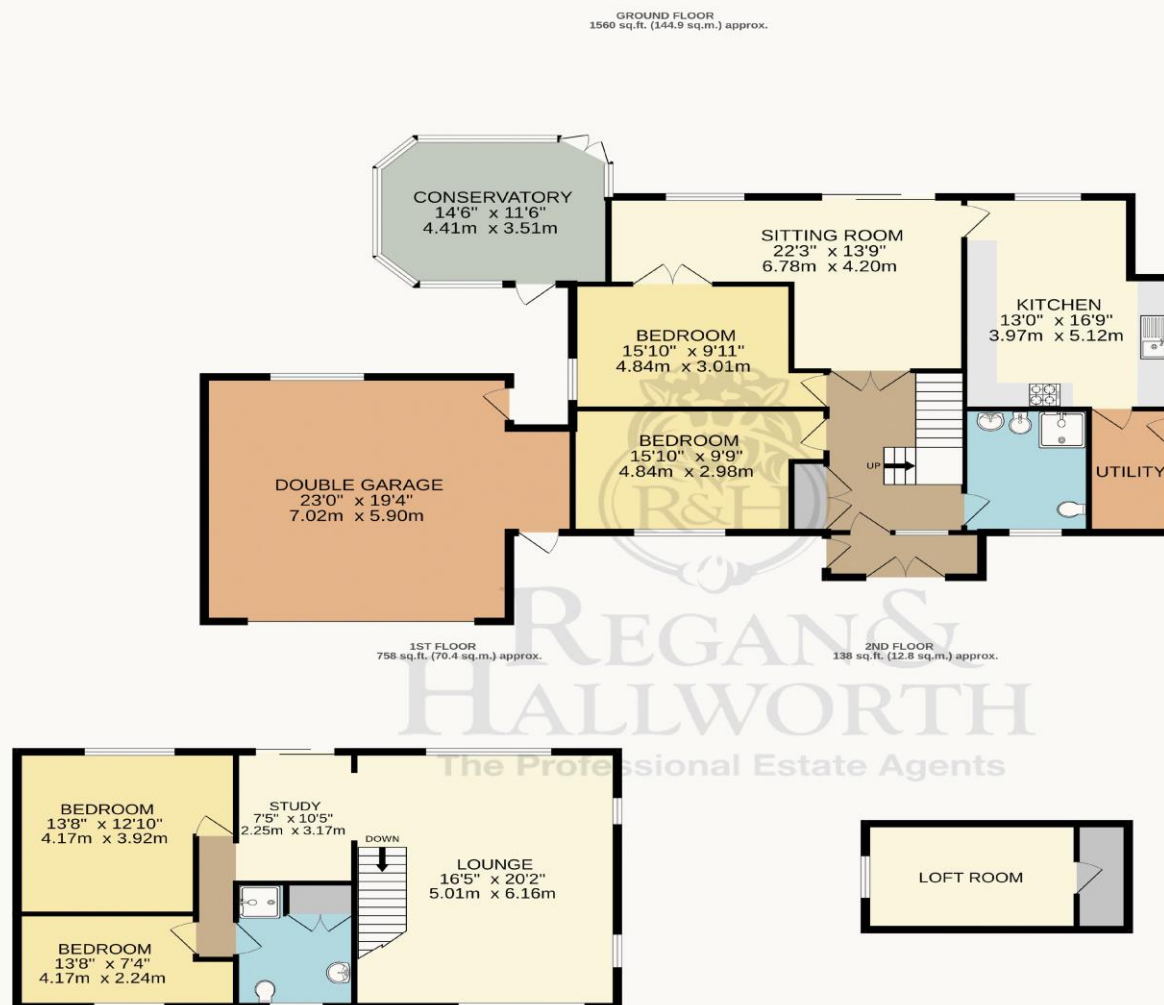
- Individually designed detached house
- Large plot on prestigious development
- Private south facing gardens
- Walking distance to Parbold village
- Four bedrooms / Two bathrooms
- Gorgeous panoramic views to rear
- Long sweeping drive & large garage
- 2455 SQ.FT. / Freehold

Nestled in the coveted enclave of Parbold, Brandreth House stands as a bespoke four-bedroom detached residence, boasting a prime position enjoying captivating open views within one of Parbold's most prestigious developments. This exceptional home promises a lifestyle of tranquility and luxury, set amidst verdant landscapes and picturesque rural vistas. The plot backs directly onto greenbelt land with far-reaching views towards Ashurst Beacon & Parbold Hill whilst the residents are afforded the convenience of nearby village amenities, including quaint country pubs, fine dining establishments, a chic wine bar, and an array of shopping options, highlighted by the addition of a new Co-op store. The locality also benefits from top-tier educational institutions and seamless connectivity, with a train station and the M6 motorway just a 10-minute drive away, ensuring everyday life is effortlessly catered for. Brandreth House exudes kerb appeal, discreetly positioned away from the thoroughfare on one of Brandreth Delph's most expansive plots, spanning over one-third of an acre. The property features an extensive driveway and secluded south-facing gardens that envelop the front, side, and rear, offering sweeping vistas. An ample garage and workshop annexed to the house are accessible via an automated door, providing substantial storage space. The interior reveals a unique architectural design, crafted to capitalise on the home's enviable location. The upper-level lounge affords breathtaking views, while a flat-roofed extension at the rear presents opportunities for adding a balcony or further expansion. The residence comprises four well-appointed bedrooms distributed across two stories, complemented by a partially converted loft space, ideal for use as a study or hobby area. Brandreth House is a versatile abode, appealing to a diverse array of purchasers. It has served as a cherished family haven for over four decades, brimming with possibilities for the next occupants to infuse it with their personal touch.









**TOTAL FLOOR AREA : 2455 sq.ft. (228.1 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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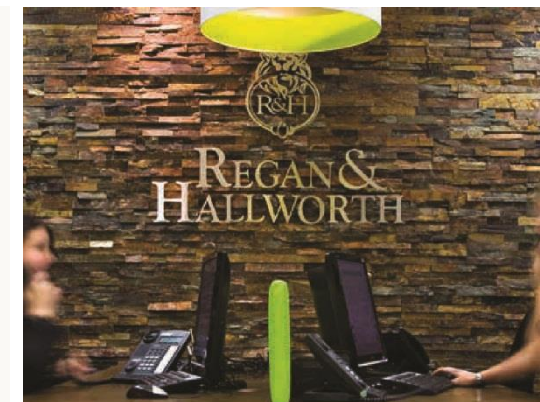
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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