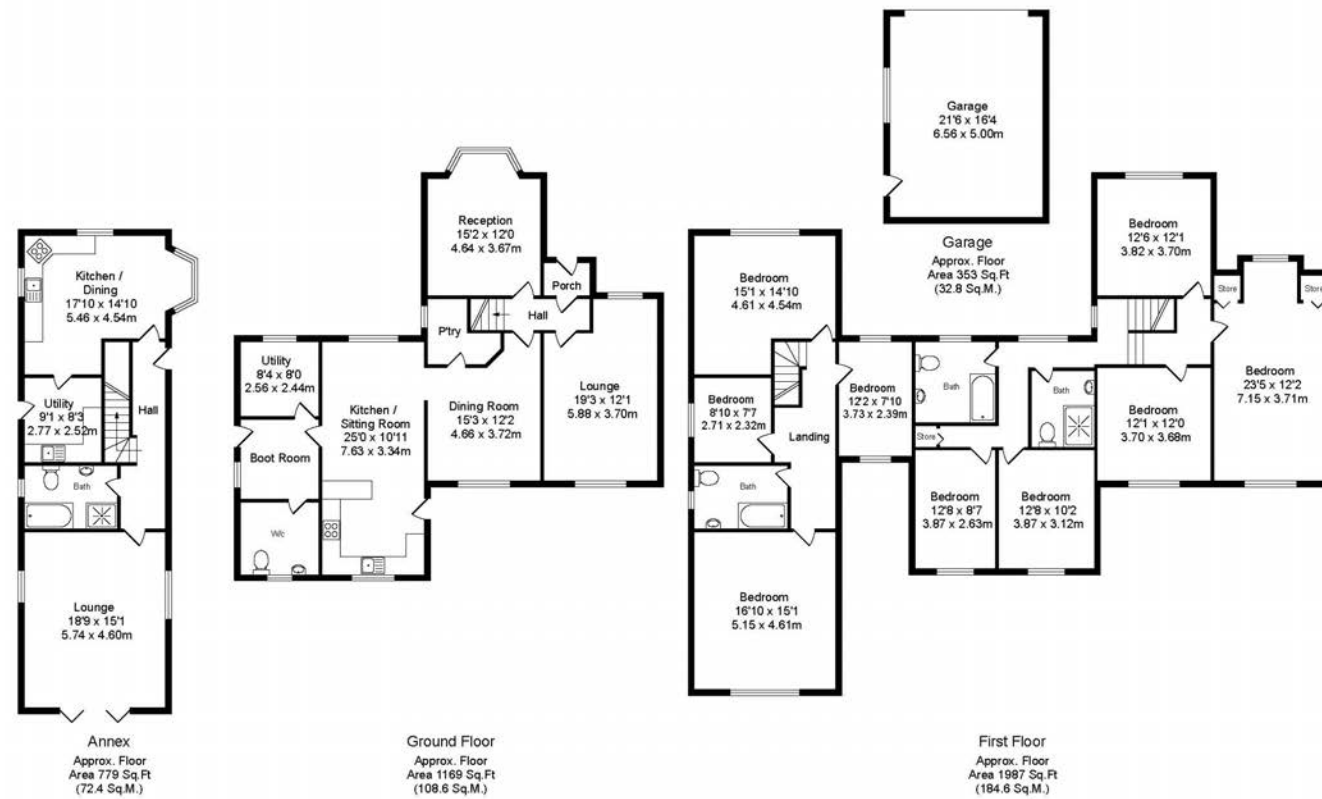




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

ARNOLD & PHILLIPS
 ESTATE AGENTS

Tan House Lane, Parbold
 Total Approx. Floor Area 4287 Sq.ft. (398.4 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: F
 Council Tax Band (Annex): TBC

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.

THE LUXURY PROPERTY SPECIALISTS

Tan House Lane, Parbold

A&P

Arnold and Phillips are delighted to present this exceptional five-bedroom detached family home with a linked three-bedroom annexe, situated in the highly sought-after Tan House Lane in the heart of Parbold, West Lancashire.

Set within a generous, private plot, this unique property offers a rare opportunity to purchase a home with versatile accommodation, ideal for multi-generational living or those seeking additional space for work or leisure. With no onward chain, this stunning property is ready to move into, offering a seamless blend of period charm and modern convenience.

As you approach the property, the impressive façade sets the tone for what lies inside. Well-tended front gardens, filled with mature trees, shrubs, and plants, create a welcoming entrance. A large driveway provides ample off-road parking and leads to the double garage, offering plenty of room for vehicles, storage, or hobbies. The front of the house is neatly presented, with a combination of lawned areas and a paved path leading to the main entrance.

Once inside, the main house opens to reveal a spacious and well-appointed interior. The ground floor offers three distinct reception rooms, all of which are beautifully decorated with a harmonious mix of period features and modern touches. Whether you choose to use these rooms as a sitting room, a formal dining area, or a study, they provide plenty of flexibility to suit your needs. The layout of the home allows for easy flow from one room to the next, providing a comfortable and functional space for family life.

At the heart of the home is a large open-plan dining kitchen, a fantastic space for family meals and entertaining. The kitchen is fitted with a range of wall, base, and tower units, offering plenty of storage, complemented by integrated appliances and contrasting work-surfaces that add a stylish touch. The spacious dining area within the kitchen provides ample space for a large table, making it the ideal spot for both casual family dining and formal gatherings. Adjacent to the kitchen is a handy utility room and a downstairs WC, adding practicality and ease to the family living experience.

Upstairs, the property boasts five generously sized double bedrooms, all of which are beautifully presented and offer a peaceful retreat for every member of the family. Each room enjoys a pleasant outlook over the surrounding area, with views of the established trees and greenery that characterise this charming part of Parbold. The two main bathrooms serve the bedrooms well, providing modern fixtures and fittings, with one offering a bath and the other a shower.

The linked annexe, which is integrated into the main property, provides an entirely self-contained living space that could suit a variety of needs. Whether you're looking for independent living for a relative, a home office, or a space for long-term guests, the annexe offers great flexibility. The ground floor of the annexe features an open-plan dining kitchen, with all the modern conveniences you would expect. The living room at the rear of the property is flooded with natural light from triple aspect windows and modern patio doors, offering a wonderful view of the rear gardens and providing direct access to the outdoor space. A utility room and a well-appointed ground floor bathroom complete the annexe's ground floor accommodation.

Upstairs, the annexe features three well-sized bedrooms, two of which are doubles, with a modern family bathroom centrally located. The annexe is a fantastic addition to the property, offering complete independence while still being part of the overall home.

Externally, the property sits on an extensive plot, offering both privacy and space. The rear garden is a true highlight, with rolling turfed lawns bordered by mature trees and hedges, providing a peaceful and tranquil environment. Multiple patio terraces at the back of the house and annexe provide ample space for outdoor entertaining, dining, and relaxing, while the large detached double garage adds further value and practicality to the property.

The location of this home is truly unbeatable. Situated in the heart of Parbold village, the property is just a short walk from local amenities, including popular shops, cafes, and restaurants. Parbold is known for its excellent schools, making it an ideal location for families, while its excellent transport links provide easy access to surrounding areas such as Wigan, Ormskirk, and beyond. For those who enjoy outdoor activities, the village offers scenic walks and countryside views, making it a lovely place to live.

Extending to around 4,300 square feet, this property offers a wealth of potential and is ideal for those seeking a home that combines modern living with traditional charm. Whether you're looking for a large family home with space for everyone, a property with a self-contained annexe, or simply a home that provides ample room for future expansion, this home is a fantastic opportunity. With gas central heating, double glazing, a large plot, and an enviable location, we highly recommend an internal inspection to fully appreciate everything this home has to offer.





