



Maria B Evans Estate Agents Limited

The Barn, Brandreth Park, Parbold WN8 7AG

Offers in the region of £620,000



- Exemplary four-bedroom detached home
- Nestled within a private and peaceful cul-de-sac setting
- Spacious reception room with stone chimney feature
- Well-appointed kitchen to the front of the property
- Dining-living space with bar area
- Dual aspect master bedroom with en suite
- Three further double bedrooms and four-piece family bathroom
- Integral double garage with up-and-over-doors, power and light
- Two parking spaces to the driveway
- Beautifully manicured, wraparound gardens
- Prime location- The Sunday Times Best Place to Live 2025
- Excellent commuter links- close to Parbold train station/ M6/ M58
- No chain

Nestled within an exclusive cul-de-sac of just ten detached homes, The Barn is a true forever family home offering a rare blend of both tranquillity and convenience- a quiet retreat framed by historic quarry walls, yet just moments from an extensive range of local amenities. From the striking in-and-out driveway and mature gardens to the characterful interiors, this property offers well-proportioned accommodation. Inside, four generous double bedrooms (including a master with en suite) are complemented by a family bathroom, with a welcoming reception room, kitchen and open-plan living-dining area for entertaining to the ground floor. With its thoughtful layout and bundles of charm, this property is ready to welcome its next chapter...



Lasting first impressions...

Tucked away in a tranquil cul-de-sac, The Barn is beautifully framed by the characterful backdrop of old quarry walls, eliminating the noise of everyday life and creating a serene sense of privacy. Approached through an attractive entrance, the property immediately impresses with a thoughtfully designed in-and-out block-paved driveway to the side of the property, circling a majestic sycamore tree and bordered by a stone wall to the front. A further block-paved driveway to the front offers ample parking for up to three vehicles, while neatly kept lawned areas bring colour and vibrancy to the frontage.



Once inside, the entrance hall welcomes as a bright and inviting space, with access to a two-piece cloakroom. Fully tiled, this features a pedestal wash hand basin, close-coupled w.c. and an etched front-facing window.

Where heritage meets warmth...

The main reception is a spacious room with a striking stone chimney feature currently home to an electric stove, enhancing the cosy ambiance. Characterful beams run overhead, while the dual-aspect design allows natural light to pour in from both the front bay window and window overlooking the rear garden. Finished with wall lighting and a television point, this generous room offers the perfect setting for family gatherings and relaxed evenings.



Room for all...

The kitchen holds an extensive range of wooden wall and base units, complemented by granite worktops that extend to form a useful breakfast bar to one corner. Integrated appliances include a double oven, electric hob with extractor hood over, space for a refrigerator and a sink unit set between etched drainers. Dual windows frame charming views of the quarry walls, alive with greenery and nature.



To the rear of the property, the open-plan dining and living space incorporates a bar area which holds a tiled counter, extending to provide breakfast bar seating, practical storage beneath and space for a refrigerator. Completing the space is a window to the rear, complemented by a charming stable-style door to the garden.

An archway flows seamlessly through to the generous dining and living area, where a further rear window and French doors invite the garden views inside. Characterful oak beams and several pendant lights enhance the area further.



From this space, there is access to the double garage, equipped with power, light, an up-and-over door and admission to the utility room which holds wall and base units with a counter top including plumbing for an automatic washing machine, a stainless steel sink unit with etched drainer to the side and a window to the side and the rear.

And so, to bed...

Ascending the stairs to the first floor, a spacious landing, with three windows across the front and one to the rear, grants access to all the bedrooms.

The principal bedroom is a superb dual-aspect space, extending the full depth of the property with outlooks to both the front and rear. One wall is lined with fitted wardrobes with mirrored fronts, while the opposite side provides additional overbed storage, cupboards and a fitted vanity desk. The en suite is fully tiled and comprises a glazed sliding-door shower cubicle, pedestal wash hand basin and close-coupled w.c. An etched front-facing window, heated towel rail and wall-mounted vanity cupboard complete the arrangement.



The second bedroom, currently arranged as a study, is a good-sized room having an integral double cupboard and window to the rear.



Bedrooms three and four are both spacious doubles with rear-facing aspects, bedroom three having an integral storage cupboard.

Completing the first-floor accommodation is the family bathroom. This is fully tiled and fitted with a panelled bath complete with an electric Mira shower over, pedestal wash hand basin and close coupled w.c. An etched side-facing window enhances both privacy and natural light.



Steps of serenity...

The rear garden is a charming and distinctive feature of the property, offering character and mature appeal. A generous patio area wraps around the house, creating the perfect setting for summer evenings and al fresco dining. From here, stone steps rise to the first tier, upon which a greenhouse sits before rising to another tier with a stone log burner and a lawn space. Thick hedging borders the garden, ensuring both privacy and a lush, natural backdrop. To the side of the property, a further lawn area provides another tranquil spot to enjoy. Quirky and full of personality, this garden is a true highlight of the home, blending charm with a sense of maturity and seclusion.



In the thick of it...

The Barn enjoys an enviable location for family living, nestled in a quiet, private setting whilst remaining just moments from everyday conveniences. Parbold Train Station, a little over half a mile away, provides direct links on the Manchester to Southport line, with several local bus stops also within easy walking distance. The village offers a delightful selection of excellent eateries and amenities, complemented by highly regarded schools nearby, while the M6 and M58 motorways are easily accessible for wider commuting.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is West Lancashire Borough Council

The EPC rating is C

The Council Tax Band is G

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA