

71d
The Common
Parbold



Welcome To The Common

A House That Has Been Thought About

There are houses that are finished, and houses that are considered. 71D The Common is emphatically the latter.

It sits behind electric gates on one of Parbold's most coveted addresses, a substantial four-bedroom detached home in warm red brick that presents itself with quiet confidence from the moment the gates part. From the outside it reads as a house of traditional values - the brick, the slate roof, the sash-style windows, the arched fanlight above the front door. Step inside and you find something altogether more adventurous: a home that has been reimagined from the ground up with real design ambition and the courage to follow it through.



The interior has been opened, reconfigured, fitted and finished to a standard that places it firmly in a different category from its neighbours. The staircase is sculptural. The kitchen is exceptional. The family living space that flows from it is the kind of arrangement that buyers spend years searching for. And yet none of it feels effortful or imposed. The house wears its design lightly, which is the hardest thing of all to achieve.

Outside, the grounds wrap around the house with a generosity that surprises. A formal reflecting pool sits at the heart of a sandstone terrace. Wisteria climbs the rear elevation. The garden unfolds in layers of structure and planting that take years to grow and a lifetime to appreciate.

This is a house that rewards the kind of buyer who looks carefully. The longer you spend here, the more you find.





Where The Common Meets Its Match

The approach to the home sets the tone without overstating it.

Electric gates open onto a broad block-paved driveway that sweeps before the house with a satisfying sense of arrival, the detached double garage sitting to the left in matching red brick, perfectly in proportion. Mature trees frame the scene - silver birch, copper beech, the deep green of established planting - and rhododendrons in full flower press against the path to the front door. The house number sits quietly beside the entrance, and the arched door beyond it is the first hint that the interior is going to be something to talk about.

The aerial view tells the fuller story. The house sits within an almost unbroken canopy of green, the garden wrapping around all sides, the scale of the plot becoming apparent only once you are above it.

In a village setting as established as Parbold, privacy of this order is not something that can be purchased. It has to be grown.







The Staircase That Announces Everything

Some entrance halls are functional. This one is a statement.

The reception hallway is long, calm and beautifully resolved, the limestone floor running the full length of it to a generous archway at the far end. But it is the staircase that stops you. Rising from the floor in a long, confident diagonal, it is constructed from dark-stained oak treads that appear to float from the wall without visible support, a curved ebonised handrail sweeping from the bottom step in a single fluid gesture. Steel spindles catch the light. A bespoke console table sits beneath the lower flights, a lamp warming the space beneath it. Framed artworks punctuate the walls. Through a door to the left, a glimpse of a room lit in soft aqua suggests there is more beyond.

It is the kind of hallway that tells you the rest of the house is going to be worth paying attention to. It is correct in that.



A Room That Knows Its Own Mind

The lounge is where the house first reveals the quality of its thinking.

It is a proper room - wide, well-proportioned, with enough floor area to furnish generously and still feel uncluttered. Porcelain floor tiles run underfoot in a pale stone finish, and the wall to one side holds a full-width media wall with a recessed widescreen television above a long, low electric fire - the kind that gives warmth and movement without ceremony. Two sofas face each other across a low table on a deep red rug, and the colour is right: warm against the neutral walls, grounding the room without dominating it. Bifold doors at the far end open directly to the garden, and through the glass the terrace and the hedged boundary beyond complete the view.

There is a quietness to this room that the more spectacular spaces elsewhere in the house do not always offer. It earns its place precisely because of that.





The Heart of The House

Kitchen, family dining and sitting room flow into one another in a sequence that is as close to perfect as a family home gets.

There are kitchens that are designed to be looked at, and kitchens designed to be used. The kitchen here manages both, which is rarer than it sounds.

The cabinetry is high-gloss black - deep, lacquered, uncompromising - running in long uninterrupted runs that give the room its sense of focus. The island is the centrepiece: a substantial slab of pale quartz with a full-length breakfast bar along one side, bar stools tucked beneath it, an induction hob set flush into the surface. Above it, the ceiling has been sculpted into a recessed geometric form that houses the extraction and defines the kitchen zone without the need for a wall. Pendant lights drop from it at carefully considered intervals. And facing the island, a full wall of Neff appliances - three ovens and a warming drawer set behind floor-to-ceiling gloss cabinetry with the precision of something designed for a professional kitchen - makes clear that this is a space that takes cooking seriously.

Beyond the kitchen, the dining area opens into the family sitting room, and it is here that the space does something quietly remarkable. The sitting room is a room of real volume, with a feature media wall, lit display niches, integrated speaker system, and bifold doors that open directly to the sandstone terrace and the garden beyond. The ceiling drops slightly to define the zone, and the transition from the harder finishes of the kitchen to the softer warmth of the sitting room feels entirely natural. In summer, with the doors open to the terrace and the reflecting pool beyond, the boundary between inside and outside dissolves almost entirely.

This is where a family will spend most of its time. It has been built for exactly that.



The home office is a proper working space, not a token one.

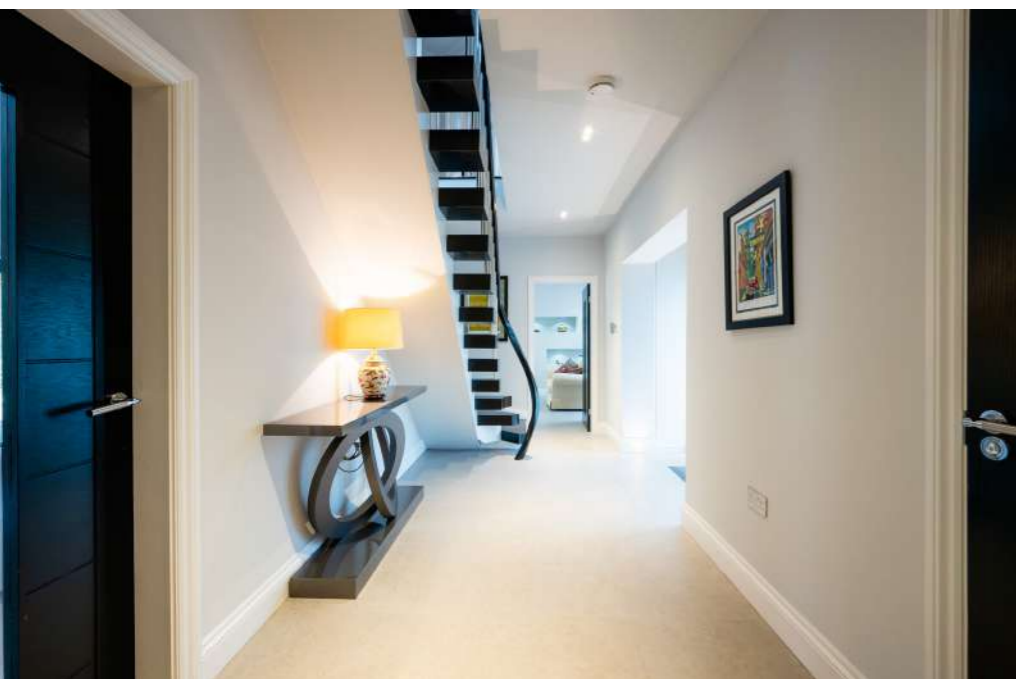
Fitted with a full-length gloss white desk running wall to wall, a pale glass splashback behind it, overhead cabinetry and a garden-facing window, it is a room that has been designed rather than allocated. It connects naturally to the hallway, keeping the practical business of the house quietly contained.

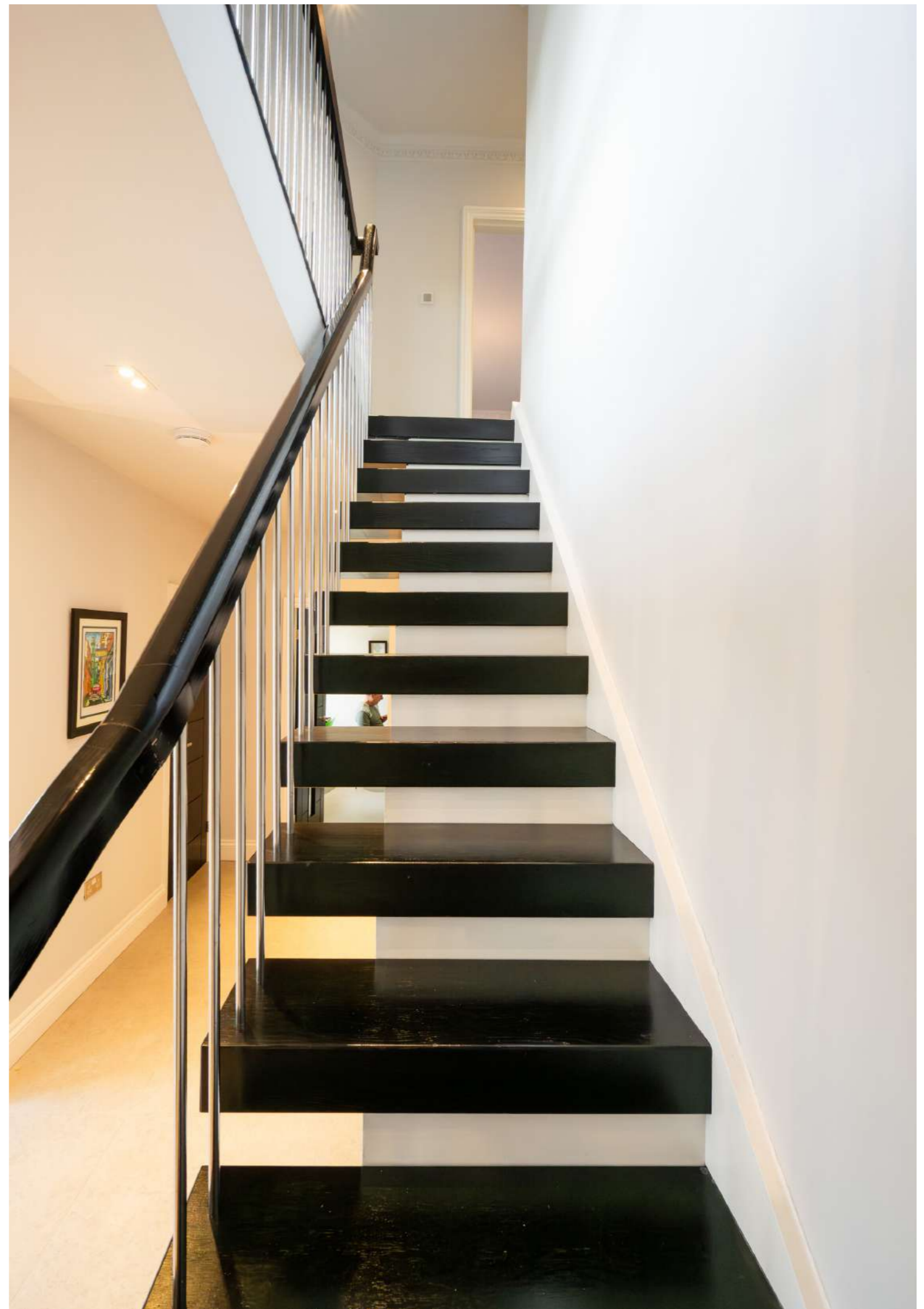
The downstairs cloakroom/WC, positioned just off the hall, is finished to the same standard as everything else: a floating square basin with wall-mounted chrome tap, full-height mirror, and a black gloss tiling detail that gives the room a considered edge disproportionate to its size. The utility room is a fully fitted, properly functional space - matching cabinetry, quartz worktop, inset stainless sink, and integrated laundry appliances. Nothing overlooked.













An upper floor as considered as everything below it.

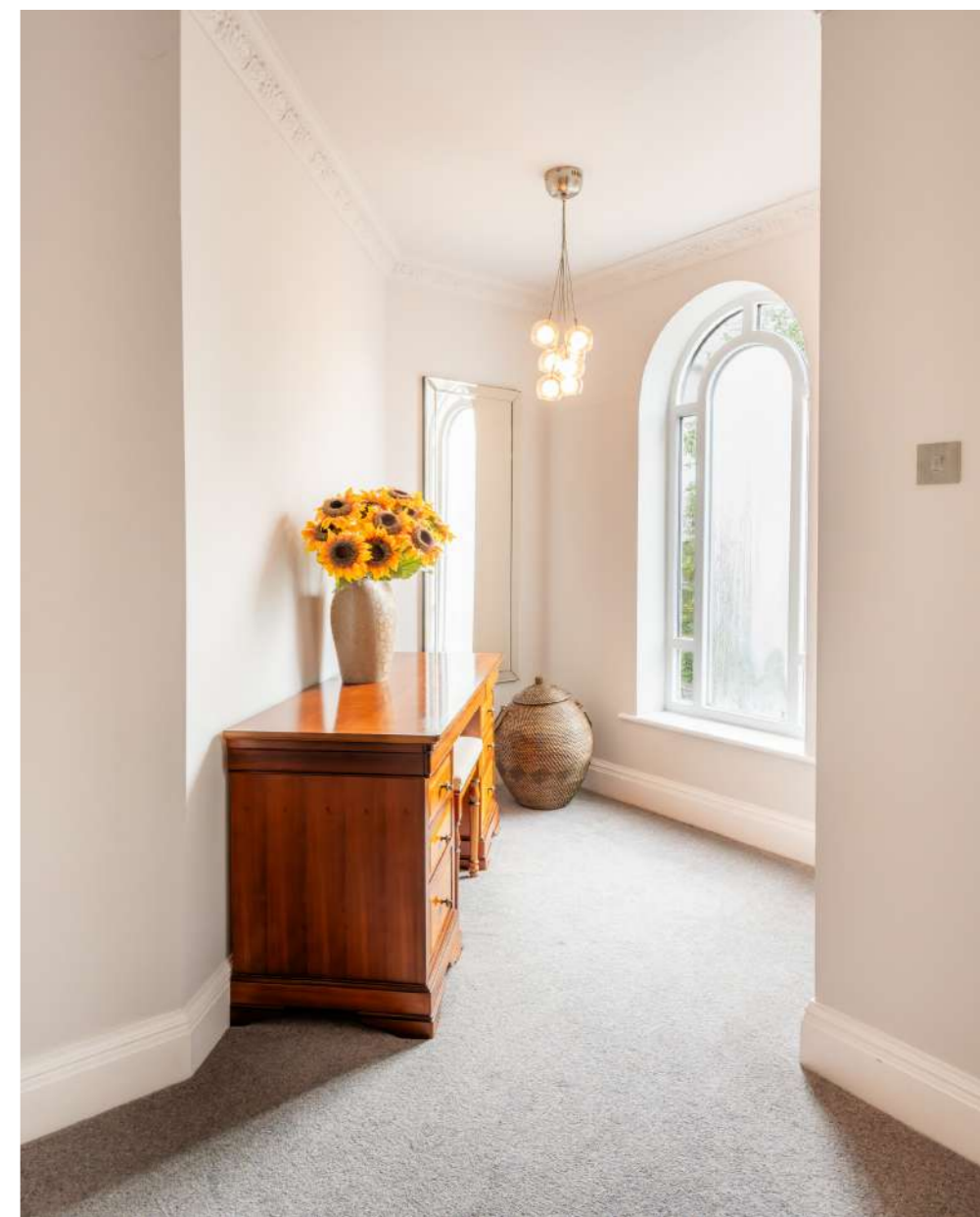
The staircase arrives at a landing of real width and elegance, the dark oak handrail continuing in a long horizontal run above the stairwell.

The principal bedroom lies at the end of the landing, and it announces itself with quiet authority. A sleigh bed in warm cherry wood sits centrally, and the room has space enough around it to feel generous without effort. Doors lead directly to the walk-in wardrobe and the en-suite, both of which complete the suite with the same quality of thinking found throughout.

The walk-in wardrobe is fitted with bespoke open shelving, hanging rails and shoe storage in matching cherry wood, a window giving a garden outlook. The en-suite is tiled from floor to ceiling in a stone-effect cream tile, with a curved glass shower enclosure housing a thermostatic overhead and handheld fitting, WC and a wall-hung vanity unit. It is calm, well-resolved, and appropriately generous for a principal suite of this standing.









Rooms That Give Everyone Their Own World

The further bedrooms carry the same quality of thinking as the rest of the house. Bedroom two is a double of real generosity - wide, light, with twin windows to the front looking out into the tree canopy, fitted wardrobe storage, and a room that carries its own quiet character.

Bedroom three, presently used as a home gymnasium, is perhaps the most telling room in the house for a buyer trying to understand the scale of the accommodation: it is a full-size double bedroom with two windows and enough floor area to contain a Wattbike, a Concept2 rower and freestanding weights storage with ease. The flexibility is the point. Bedroom four is a single of comfortable proportions, full of light from its garden-facing window.

The family bathroom serves the floor with the same quality found throughout. Full-height cream tile surrounds a bath with overhead shower, a walnut vanity unit sits beneath a large mirrored cabinet, and a separate curved glass shower enclosure occupies its own corner. It is a bathroom that would be considered entirely appropriate in almost any house at this level.



A Garden That Frames a House, and a House That Frames a Garden

The rear elevation is one of the finest aspects of the property. Seen from the terrace, the house presents a long, warm face of red brick dressed in climbing wisteria, bifold doors opening at two points along its length, from the lounge and from the family sitting room and the lower roofline of the kitchen extension visible behind. It is a house that looks entirely comfortable from this angle, settled into its garden with the ease of something that has been here a long time.

The terrace itself is laid in large-format natural sandstone, and at its centre, a formal rectangular reflecting pool with a triple-spout stone fountain gives the garden a focal point of real distinction. The sound of water is quiet and constant. Around it, hedging frames the space on all sides, with specimen planting, Japanese maples in deep burgundy, clipped yew columns, white flowering shrubs giving structure and depth.







...Continued

Beyond the terrace, the garden continues in a series of planted rooms that wrap around the house with a generosity of scale that is, by any measure, exceptional for this village location.

To one side, the full extent of the private driveway is visible from the rear gate, the electric gates beyond giving the plot a sense of security and enclosure that adds considerably to the feeling of privacy. Established trees line the boundary in every direction, their canopy audible in a light wind and spectacular in early May when the photographs were taken.

It is a garden that has been tended with care over many years. Its next custodian will inherit something that cannot be created quickly.



Parbold

Parbold is the kind of village that people discover and then quietly wonder how they managed without.

It sits in West Lancashire at the foot of Parbold Hill, a natural high-point that gives the village both a distinctive skyline and views across the plain to the coast and beyond. The Douglas Valley runs beside it, a corridor of green that keeps the village properly rural even as the surrounding towns press closer. A canal, a river, a hill and a woodland: Parbold has an unusual concentration of landscape for a village of its size, and the walking, cycling and simply being outside that follows from it has made it one of the most sought-after addresses in the county.

The village has its own railway station on the Wigan to Southport line, with connections that place Manchester Victoria within easy reach and Liverpool Central under an hour away. The M6 and M58 are both accessible within minutes, and Wigan itself, with its wider retail, leisure and transport offer including direct trains to London Euston, is a short drive.

But the reason people choose Parbold is rarely reducible to a list of amenities. It is about the quality of life the village offers, the walk to the top of the hill on a clear morning, the canal path in the evening, the particular combination of rural calm and practical connectivity that makes it, for those who know it, simply the right place to be.

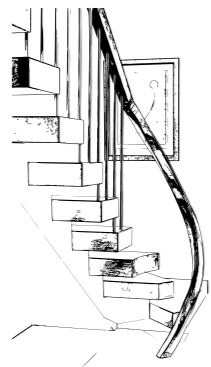
71D The Common sits at the heart of it all. And at its best.

A Note From The Owners

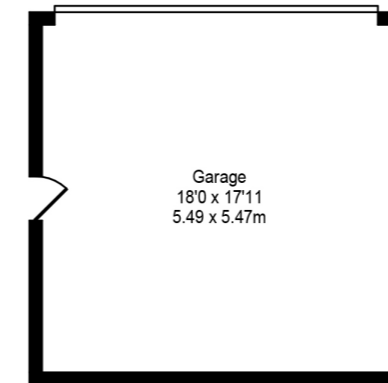
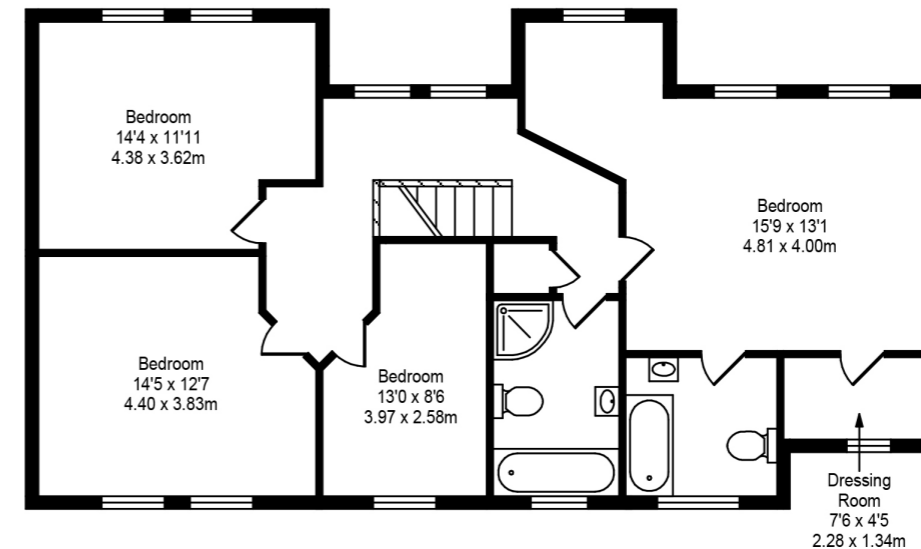
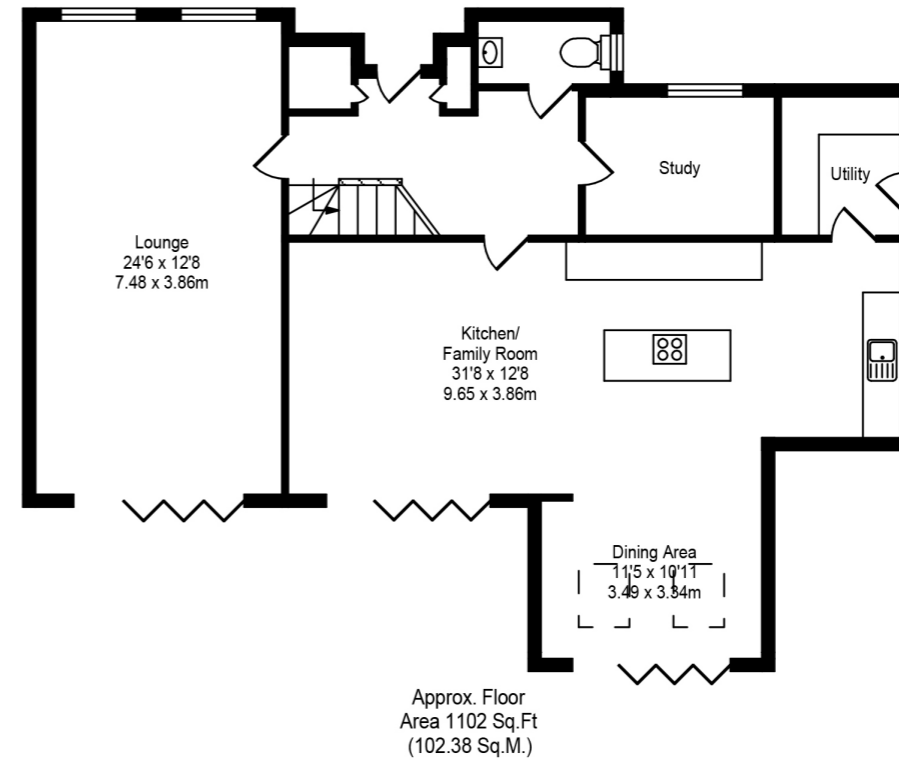
We knew the moment we walked through the door. The proportions, the plot, the position on The Common, it was everything we'd spent years looking for, and we didn't need long to decide. The house was already lovely. The staircase, the kitchen, the family room, the study, the cloakroom, the main bedroom, everything had been thought through, and you can feel it when you're in it. Nothing was done on the cheap and nothing was done without care. We've always felt lucky to have found it.

And we have loved living here. Really loved it. The kitchen became the heart of everything, usually the kind of evenings that go on far longer than planned! The reflecting pool on a summer evening with a glass of something cold. The wisteria every spring without fail, which still feels like a small miracle. We're leaving because life is taking us somewhere new, not because this place has ever let us down, it hasn't, not once!

Whoever comes next, we hope they feel what we felt the day we arrived. This house has a lot more living left in it, and it deserves people who'll give it that.



71d
The Common
Parbold



The Common, Parbold
Total Approx. Floor Area 2446 Sq.ft. (227.25 Sq.M.)
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

Finer Points

Substantial four-bedroom detached home behind electric gates on one of Parbold's most coveted addresses, set within exceptional private grounds

Spectacular open-plan kitchen, family dining and sitting room - high-gloss black cabinetry, quartz island with breakfast bar, full wall of Neff appliances and bifold doors to the terrace

Sculptural floating oak staircase with ebonised handrail and steel spindles

Principal suite with walk-in dressing room and fully tiled en-suite, complemented by three further well-proportioned bedrooms and a quality family bathroom

Formal sandstone terrace with rectangular reflecting pool and triple-spout stone fountain at its centre

Mature, private rear garden wrapping the house on all sides with Japanese maples, clipped yew, climbing wisteria and established tree canopy throughout

Separate study fitted wall-to-wall with gloss white desk and cabinetry, fully fitted utility room, and a cloakroom finished to the same standard as the rest of the house

Detached double garage in matching red brick, broad block-paved driveway and extensive private parking

Sitting in the heart of Parbold village - direct rail links to Manchester and Liverpool, M6 and M58 within minutes, outstanding schools and countryside on the doorstep

A house that has been considered, not just finished, every room designed with conviction and built to a standard that places it in a different category entirely

HOUSE & HERITAGE

Curated, design-led estate agency for owners of distinctive homes

71d The Common, Parbold, WN8 7EA.

www.houseandheritage.co.uk

Tel: 01257 441990

