



DALTON  
HOUSE



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# DALTON HOUSE

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*Dalton House stands behind its own named gates on Higher Lane, a red brick rectory built in the closing years of the nineteenth century for the rector of St Michael's, the parish church a short walk away. Two stone pillars, each carved with the house's name, open onto a private, tree-lined drive that curves past lawn and shrub border before the house reveals itself: a long, gabled brick elevation under slate, its windows dressed in stone and shuttered in white, with wisteria climbing one corner of the facade.*

## A former rectory, gated and screened, in the heart of a West Lancashire parish

The front door sits within a carved gothic archway, its pointed stone surround and floral spandrel a clear nod to the period in which the house was built, the panelled door and ironmongery beneath it equally true to its age. To one side, a matching brick coach house with twin gables and a pair of arched garage doors continues the same architectural language as the main house, evidence of a build considered as a whole rather than added to over time. Above the garage, a single large room offers flexible space, currently used as a gym, with potential for further uses subject to the necessary consents.

Its grounds, covered in full later, wrap generously around the house and screen it entirely from the lane, giving Dalton House the settled, private character of a property that has occupied this plot for well over a century.





A house, and an arrival,  
that belong unmistakably to each other.

A run of period reception rooms, each with its own character within a single, considered house

The reception hallway sets the tone immediately: a run of polished marble pillars and arched openings beneath a coffered and corniced ceiling, with a broad oak staircase rising to a galleried landing at its centre. Beyond it, the hallway widens into a brighter inner hall, its coffered ceiling bordered with the same painted detail found elsewhere in the house, and a tall sash window drawing light in from the garden side. Wide oak boards carry the same warmth through to every room beyond.



The drawing room is the grandest of the reception spaces, built on a genuinely generous scale beneath the most elaborate ceiling rose in the house. Three tall windows look out over the rear gardens, one fitted with a built-in window seat, and a marble fireplace anchors the room.





Across the hall, the sitting room is finished to the same standard on a more intimate scale, its painted fireplace with fluted pilasters and original cast-iron grate giving it a quieter, equally considered character.



The library carries an Italianate ceiling rose and matching cornice, a deliberate departure from the plasterwork elsewhere in the house, and is fitted with bookcases either side of the chimney breast beneath a deep bay window.

A further reception room, currently used as a study, retains its original cast-iron fireplace and shuttered sash windows, while the dining room sits beneath the house's most ornate ceiling rose, its bay window looking out over the garden.





## Rooms built to be lived in, not just admired.

A single open-plan kitchen and dining room at the heart of the house, with a feature stone canopy over the range

The dining area sits at the front of this open-plan space, its walls painted in soft sage beneath a corniced ceiling and rose, with an antique corner cupboard built into the angle of the room. A cast-iron stove sits within its own surround, and stained glass set into the garden doors throws colour across the floor on a sunny afternoon.



Beyond, the kitchen runs the full width of the room beneath a substantial stone canopy over the range, carried on deep corbels and finished to match the chimney breast it conceals. The kitchen itself is the original Loxley of Nottingham design, its in-frame cabinetry now repainted but still fitted with Kashmiri gold granite worktops throughout, and a glazed dresser built in for china and glassware. An island with its own wine cooler and matching granite top anchors the centre of the room, a Sub-Zero fridge-freezer is built into the run of units, and the original flagged stone floor extends underfoot throughout.

A door from the kitchen leads to the utility room, fitted with matching cabinetry and granite worktops, with space for a washer and dryer side by side. Two cloakrooms serve the ground floor, one finished with patterned sanitaryware beneath a gilt mirror and leaded window, the other simpler and more contemporary in feel.

A kitchen built to be the centre of the house, and clearly treated as one.





## The First Floor Landing & Principal Bedroom Suite

A galleried landing leading to a private suite of bedroom, dressing room and bathroom

At the top of the stairs, the landing carries the same quality of plasterwork as the rooms below: a deeply garlanded cornice studded with urn motifs, centred on an ornate rose from which a crystal chandelier hangs, with the original oak balustrade continuing the line of the staircase. Tall sash windows light the space along its length, and doors lead off to the principal suite and the family bedrooms beyond.





The principal bedroom is dressed in a soft floral paper, with deep cast-iron radiators and timber shutters to the window, and extends to over 700 square feet. Beyond, a private sitting room and dressing area continues the suite, fitted with a substantial French oak armoire and a further wardrobe, an arched opening linking the rooms together.

The en-suite bathroom is the most lavish room on this floor: a freestanding Victoria & Albert "Amalfi" bath in white volcanic rock sits beneath the window on Porcelanosa-tiled flooring with a floor-mounted mixer tap, a separate Roman three-sided double shower is fully tiled to match, and a pair of vessel basins with marble worktops are set beneath arched mirrors. A separate bidet and close-coupled WC complete the room.

A suite that holds its own against any room downstairs.



## The Remaining Bedrooms

Four further double bedrooms and two further bathrooms complete the first floor

One bedroom sits beneath a decorative ceiling rose and chandelier, its sash window dressed with deep curtains, served by its own true en-suite shower room finished simply in tiling with a pedestal basin and separate shower enclosure.

A second bedroom follows the line of the roof in a vaulted ceiling, its sash window deep-set within a panelled reveal, with a fitted hanging rail and dressing space built into the eaves alongside it.



A third bedroom, also vaulted, looks out through tall shuttered sash windows onto the garden, with the same generous proportions found throughout this floor.

The largest of the remaining bedrooms is generous enough to include its own seating area, with the same character and scale found throughout this floor.

A family bathroom serves these rooms, fitted with a panelled bath set into mosaic tiling, a separate walk-in shower, and a vaulted ceiling with its own roof light.

Bedrooms with enough character, and enough space, to suit any member of the family.





## Outside

Just under three-quarters of an acre of mature, screened gardens surrounding the house on every side

The gardens at Dalton House extend to close to three-quarters of an acre, screened by mature planting that gives the rear garden complete privacy from the lane. A series of linked stone-paved patio areas, bordered in granite setts and pale gravel, step around the rear of the house, one reached through an arched opening in the garden's original brick wall. At its centre, a stone-edged pond, crossed by paved stepping points and home to water lilies, sits as a favourite spot to linger.

Beyond the formal patios, a kitchen garden of raised timber beds runs along a gravel path, productive as much as ornamental, with established ferns and irises framing the walk. Clipped box, grown into balls and cones, punctuates the planting throughout, while the patios themselves are crowded with an enthusiastic collection of pots: Japanese acers in deep red, ornamental grasses, bamboo and alliums layered together with the kind of depth that comes from years of collecting and adding. Climbing roses thread the brick walls, and a mature lawn, framed by specimen trees, extends to the front of the house.

A garden as carefully kept as the house it surrounds.







## Dalton & The Surrounding Area

A rural West Lancashire parish, with village life and good transport links close at hand

Dalton is a quiet rural parish in West Lancashire, its character little altered over generations: pasture and woodland, dale and hedgerow, criss-crossed by footpaths linking the village to its farming neighbours and the wider countryside beyond. It is the kind of setting that feels a world away from daily life, yet sits within easy reach of everything a family might need.

Nearby Parbold has its own railway station on the Manchester to Southport line, with regular services in both directions and a journey of well under an hour into central Manchester. The village itself, set along the Leeds and Liverpool Canal, has shops, pubs and everyday amenities close to hand, and the M6 is a short drive away for the wider region.

For families, some of the area's most highly regarded schools are close by, making Dalton House as practical a base as it is a beautiful one.

Real countryside, with the rest of the world only a short drive away.





## A Note from the Owner

*In his own words...*

*When we first saw Dalton House, it was the architecture that stopped us in our tracks before we'd even stepped inside: the gothic doorway, the marble pillars in the hall, the sheer scale of the plasterwork in the drawing room. We'd looked at a number of houses by that point, and none of them had that quality of craftsmanship, the sense that whoever built this house in the 1880s had no intention of doing anything quietly.*

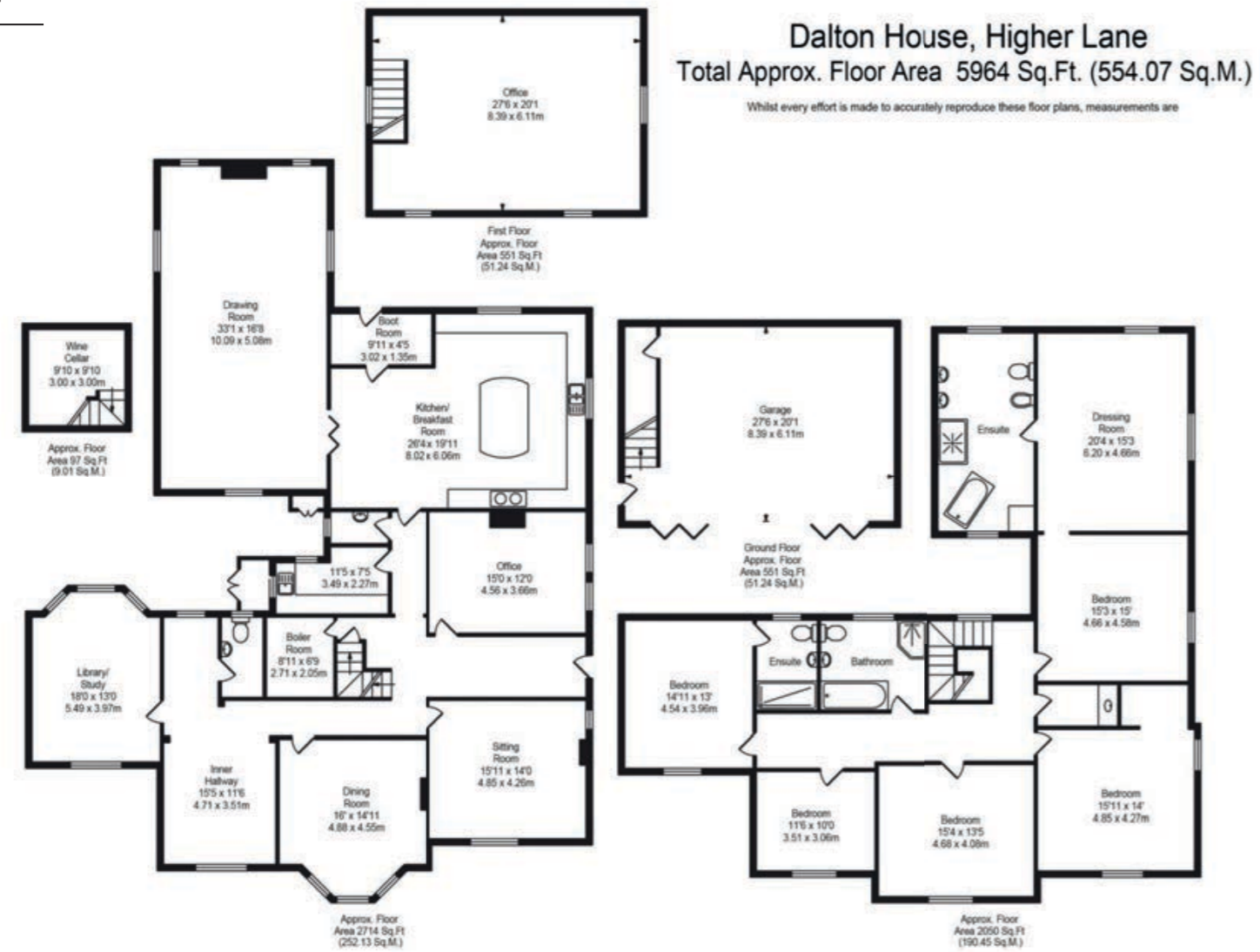
*The kitchen became the room we spent most of our time in. That's probably true of most houses, but here it's wide enough to host the whole family at once, and the stone canopy over the range still makes people stop and look up when they first walk in. In the warmer months we live as much outside as in: morning coffee on the patio by the pond, long lunches that drift from the kitchen out through the garden doors, evenings spent doing very little while something cooks on the stove and the light moves across the lawn.*

*We've loved being close enough to Parbold for the train into Manchester, and just as close to genuinely open countryside, that combination is rarer than people think. What we'll miss most is simply moving through the house day to day: the way the light shifts from the drawing room to the library as the afternoon goes on, the quiet of the landing in the evening, the feeling of a house that's been properly looked after for a long time before us, and will be again.*

*– The Owner, Dalton House, 2026*

# DALTON HOUSE

H&H



## FINER DETAILS

- Striking former rectory dating from the late nineteenth century, set behind named gated stone pillars on a private, tree-lined drive
- Gothic arched front doorway with carved stone surround and floral spandrel, original panelled door and ironmongery
- Five reception rooms including a grand drawing room with ornate ceiling rose, library with Italianate plasterwork, and dining room with original cast-iron fireplace
- Open-plan kitchen and dining room with original Loxley of Nottingham cabinetry, Kashmiri gold granite worktops, feature stone canopy over the range, and flagged stone floor throughout
- Principal bedroom suite extending to over 700 square feet, with private sitting room, dressing area, and lavish en-suite bathroom with freestanding bath and Roman three-sided shower
- Four further double bedrooms, two with en-suite or shared bathrooms, set beneath a galleried first floor landing with original plasterwork and chandelier
- Detached brick coach house with twin gables and double garage, first floor room currently used as a gym
- Just under three-quarters of an acre of mature, screened gardens with stone-paved patios, a kitchen garden, and a stone-edged ornamental pond



*The gates that brought you in are the same ones that will close behind whoever comes next.  
For well over a century now, each arrival at Dalton House has felt exactly like coming home.*

# HOUSE & HERITAGE

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