



Chorley Road

Wigan, WN8 7AN

£2,700,000



Fairhurst Hall is a Georgian-style, Grade II listed country house, set within six acres of tranquil parkland gardens and private woodland, with a long, gated driveway, plus outbuildings including a detached one-bedroom guest suite, detached triple garage, stables, and several storage buildings. Within the grounds is also a large, Grade II* listed barn (West Barn) which has planning approval to be converted to an impressive five-bedroom residential dwelling, in addition to a substantial bungalow (Fairhurst Hall Cottage) which has planning approval to extend and build into the roof to create a two-storey, five-bedroom house.

The main house and its buildings are situated within an extremely private pocket of beautiful countryside in the leafy green area of Parbold in West Lancashire, benefitting from a semi-rural lifestyle surrounded by open fields, while also having easy access to nearby amenities in the lovely village of Parbold. The national motorway network and train station are just 5-10 minutes in the car, providing great commuter links and easy access to major airports. Via train, you can be in London within 3 hours of leaving the house!



Fairhurst Hall Summary

The stunning period house totalling approximately 3,700 sq ft is presented in immaculate condition throughout. The interiors have been tastefully finished to a high quality, contemporary standard while retaining beautiful character and charm. High ceilings and an abundance of large windows ensure a bright and airy feel in every room, while the generous dimensions make this a fantastic family home with plenty of internal space for all to enjoy. The manicured gardens and grounds entirely surround the house and allow a lovely green outlook from every window.

A brief summary of the ground floor accommodation comprises a front entrance hall with bespoke staircase, lounge, snug, dining room, kitchen, rear porch, entrance hall and staircase, cloak/WC. To the first floor are five generous bedrooms, two bathrooms and a spacious landing/corridor, and to the second floor is a study/storage room, in addition to a large loft spanning the full width of the property.

The Living Space

The front entrance hall gives the first glimpse of the generous proportions and connects the ground floor accommodation with a grand and traditional feel. Despite its grand impression which is to be expected in a house of this status, there's a true homely feel.

Within the main lounge is a solid oak floor and a bespoke, natural stone fireplace crafted by a local stonemason, which holds the centre of the room and houses a large log burning stove which is sure to create a cosy, warming glow on wintery days while enjoying the lovely garden views. Next to the main lounge is a smaller reception room offering versatility in use, suitable as a snug, playroom for the kids, or perhaps a home office? This room also benefits from the solid oak floor and another log burning stove.

On the opposite side of the entrance hall is a substantial dining room which is perfect for dinner parties and special occasions with family and friends. The traditional, country kitchen is positioned adjacent to the dining room, and provides convenient access to the rear entrance hall and porch.

The country kitchen was crafted by a well-respected local carpenter which features in-frame, shaker-style cabinetry, and a fabulous overhead stone feature above the cooking area with white Victorian tiled surrounds. A comprehensive range of integrated appliances include an electric Aga with warming plate, two hot plates, and four ovens, in addition to four Bosch electric hobs, a Gaggenau electric oven, Miele microwave and dishwasher, full length fridge, and double Belfast sink with feature mixer tap. Owing to the kitchen's traditional style and large footprint, there's plenty of room for a central large table, making it a great social space and heart of the home.

Adjacent to the kitchen is the rear entrance hall which adds further practicality, featuring a bespoke engraved pantry cupboard, an understairs storage closet, and the rear porch is handy for daily use, leading to the drive at the rear of the house. There is also a substantial cloak/WC situated off the front entrance hall, featuring another bespoke engraved storage cupboard.

The Bedrooms & Bathrooms

Much like the living space, all five bedrooms are generous in size, presented in immaculate condition and finished to high quality, contemporary standards while retaining that charming period character, with pleasant views over the surrounding gardens and grounds.

In addition to the five bedrooms, two bathrooms are situated on the first floor, both finished to a refined, modern style with tiling to the floor and walls, and each with their own hot water tank to allow ample supply. Both bathrooms are great sizes; the main one includes a beautiful four-piece suite comprising a freestanding Victorian style bathtub, large walk-in shower, WC, and vanity basin with integral storage. The second bathroom is finished to an equally beautiful standard with a three-piece suite comprising a large, walk-in shower, WC, and vanity basin with integral storage.

From a corridor leading to the master bedroom on the first floor is also a hidden staircase leading to a spacious study/storage room, further leading to a large loft.

The Guest Suite

Located to the rear of the home is the detached guest suite with separate oil-powered central heating system. This building features a kitchen-style room which the current owners use as a large utility room owing to its ease of access from the kitchen in the main house, a double bedroom with en-suite comprising walk-in shower, wash basin and WC.

Attached to the guest suite is a spacious fuel store, housing the oil tanks for the central heating as well as providing plenty of space for storing wood for the stoves within the house.

The Gardens & Grounds

One of the most notable aspects of this already impressive property are the extremely private gardens and grounds – while walking through them you feel as if you are in the middle of the countryside with nothing but birdsong and lush green surrounds. And much like the interiors, these beautiful outside spaces are incredibly well-kept and will be an absolute delight to enjoy on warm summer days with family and friends, as well as oodles of outdoor space for the little ones to play and adventure in the woods!

The property and its surrounding gardens are accessed via Chorley Road, though you wouldn't know the property exists when driving past its large but unassuming entrance pillars and gates. Through the pillars and gates and a long sweeping drive leads past the private woodland and extensive lawns, down to the property's front lawn and more immediate driveway which wraps around the house with additional parking to the left-hand side of the home, featuring an EV charging point.

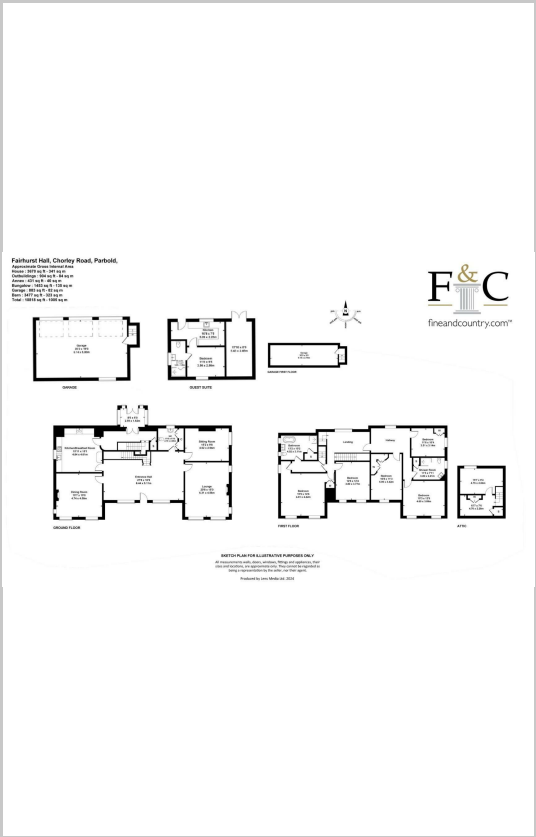
To the east and northeast of the house are the parkland style gardens, featuring two huge lawn areas, mature trees, and private woodland. To the northwest of the house are the stables and several outbuildings, plus a small grazing field with stream. And to the west of the house is a walled garden with another huge lawn area, terrace, and greenhouse – this large walled garden with extensive lawn benefits from planning permission for an outdoor swimming pool and landscaping as stated below.

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Area Map



Floor Plans



Energy Efficiency Graph