

**FOR SALE**

16, Mill Lane, Parbold, WN8 7NW

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 16, Mill Lane, Parbold, WN8 7NW

*A picture-perfect village retreat where timeless character meets contemporary luxury*



- Rare character home in the heart of village
- Stunning bespoke kitchen with Quartz worktops
- Two bedrooms & principal bathroom
- Gas central heating / Double glazing
- Beautifully blends period & modern
- Lounge with exposed beams & wood burner
- Private rear courtyard garden
- 662 SQ.FT.

Homes of this calibre are seldom available — a truly picture-perfect residence set in the very heart of Parbold village, where timeless character meets refined contemporary living. Beautifully styled throughout, the interior strikes a seamless balance between charming period features and high-spec modern finishes, creating a warm yet sophisticated home full of personality. Lovingly renovated to exacting standards, the property boasts a stunning extended dining kitchen, thoughtfully designed around original beams and exposed stonework. The bespoke oak kitchen is complemented by elegant Quartz worktops, a breakfast bar and a full suite of integrated Smeg appliances, including a range cooker, slimline dishwasher, fridge freezer and drinks cooler — perfect for both everyday living and entertaining.

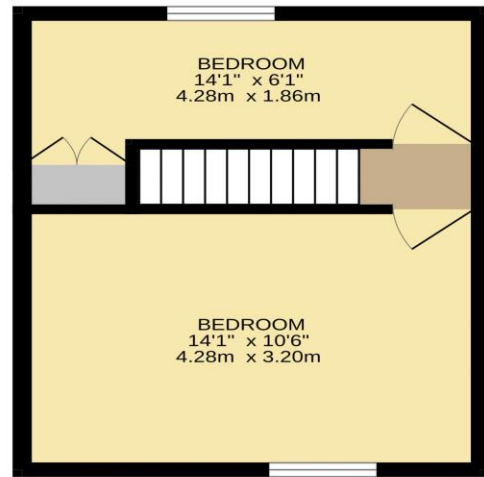
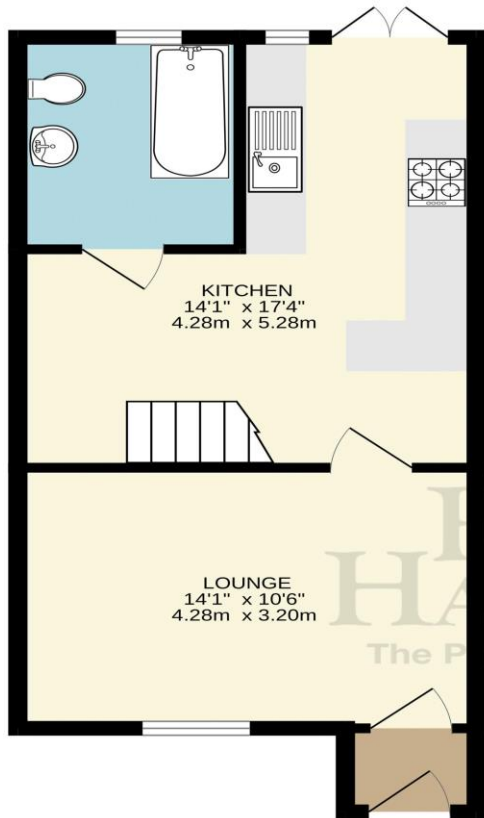
The lifestyle on offer here is just as appealing as the home itself. Positioned moments from picturesque canal-side walks, a vibrant selection of independent shops, cafés, restaurants, traditional country pubs and a wine bar, this is village living at its finest. Excellent transport links are also within easy reach, including the nearby train station and access to the M6 motorway, making it ideal for commuters.

Internally, the charm is immediately evident. A welcoming entrance porch leads through to a characterful living space, complete with exposed beams and an attractive feature fireplace — an inviting setting to relax and unwind. The ground floor is completed by a beautifully refurbished bathroom, while a useful outbuilding to the rear garden provides additional storage and space for laundry facilities. To the first floor, the home continues to impress, offering two well-proportioned bedrooms, including a particularly generous principal bedroom positioned to the front.

Externally, the property enjoys a charming walled garden to the front, while to the rear is a generous, fully enclosed courtyard garden — thoughtfully paved to create a private and low-maintenance outdoor space ideal for alfresco dining and entertaining. This is a rare opportunity to acquire a home of true character, finished to an exceptional standard and set within one of the area's most desirable village locations.







TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.





**Tenure** - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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