

FOR SALE

11, Beechfield, Parbold, WN8 7AR

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



11, Beechfield, Hilldale, Parbold, WN8 7AR

Character charm meets contemporary countryside living in the heart of Hilldale.



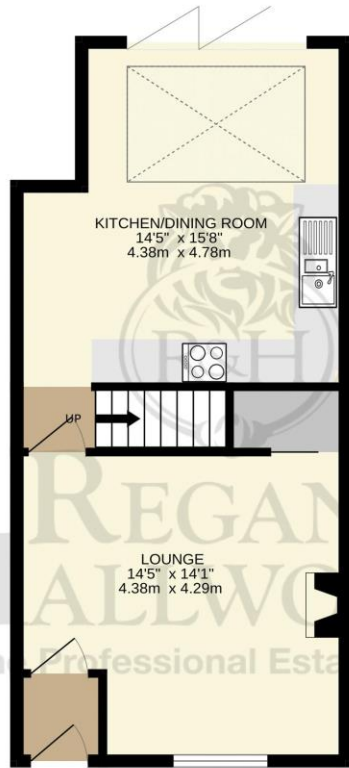
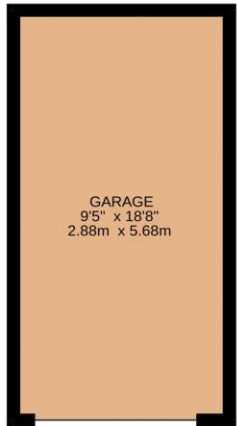
- Victorian 2 bed semi-detached cottage
- Beautifully renovated & extended
- Stunning open-plan living dining kitchen
- Bifold doors into charming patio garden
- Driveway & larger-than-average garage
- Walking distance to village & train station
- Open parkland & countryside views to rear
- 995 SQ.FT.

Perfectly combining timeless Victorian charm with contemporary family living, this beautifully renovated and extended semi-detached cottage occupies a truly enviable semi-rural setting in the heart of Hilldale. Tucked away just off Chorley Road and enjoying open aspects to the rear, the property offers the rare balance of countryside tranquillity whilst remaining within walking distance of the thriving village centre of Parbold, its excellent amenities and train station with direct links to Manchester, Wigan and London. Behind its attractive character façade lies a stylish and thoughtfully redesigned interior, finished to an impressive standard throughout. The standout feature is undoubtedly the stunning open-plan living and dining kitchen extension, designed with modern lifestyles in mind. Flooded with natural light from a striking roof lantern and bifold doors, this superb entertaining space seamlessly connects the indoors with the landscaped patio garden beyond, creating the perfect setting for relaxing, dining and hosting guests whilst enjoying peaceful park and countryside views. The accommodation retains a wonderful sense of character with generous room proportions and excellent ceiling heights throughout. The welcoming lounge centres around a feature fireplace, whilst upstairs there are two spacious double bedrooms, including a superb principal bedroom enjoying elevated views across the rear parkland and open countryside. A well-appointed full-sized family bathroom completes the first floor accommodation. Externally, the property continues to impress with the highly sought-after addition of a private driveway leading to a larger-than-average detached garage – a rare feature for homes of this style and age. The rear garden enjoys a private feel and backs directly onto the village park, offering a wonderful open backdrop seldom found within such a convenient village location. Hilldale itself is a highly regarded rural community in West Lancashire, known for its picturesque surroundings, outstanding primary school, welcoming pub and restaurant, and easy access to both Parbold village and major transport links including the M6 motorway less than 15 minutes away. Offered to the market with the added advantage of no onward chain, this exceptional cottage simply must be viewed to be fully appreciated.

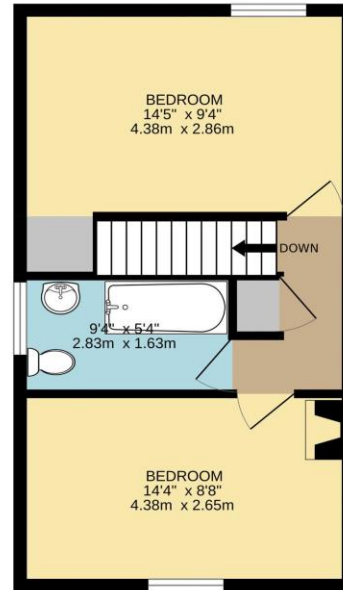




GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 995 sq.ft. (92.5 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.
Made with Metropix ©2026







WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street,
Standish, WN6 OHL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com



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.

-  @reganhallworth
-  Regan & Hallworth
-  @reganandhallworth
-  @reganhallworth

www.reganandhallworth.com