

FOR SALE

Mill House, 4, Mill Lane, Parbold, WN8 7NW

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

 ESTD
1996



Mill House, 4, Mill Lane, Parbold, WN8 7NW

A Unique Character Home with Space, Privacy & Lifestyle Appeal



- Prime central village location
- Characterful four bed family home
- Spacious open plan design
- Private driveway & garage
- Extensive Gardens (approx. 0.2 acre)
- Two converted loft rooms
- Large rooms & high ceilings
- 2932 SQ.FT. / Freehold

Mill House is a genuinely rare find. Privately tucked away at the end of a long driveway in the heart of Parbold village, this beautiful period stone-built home sits within approximately 0.2 acres of mature private gardens. So discreet is its position that many people who know Parbold well may not even realise it exists — a wonderful part of the property's unique charm. Behind its attractive traditional exterior lies an impressive approaching 3,000 sq. ft of accommodation, including the detached garage, offering a scale rarely found within the village. The house effortlessly combines the grandeur and proportions of a Victorian home with a more contemporary approach to modern family living.

Inside, high ceilings, generous room proportions and an abundance of natural light create a wonderful sense of space. Original character features sit comfortably alongside a clean, modern finish, while the ground floor has been thoughtfully remodelled to create a superb open-plan kitchen, dining and living space. The impressive kitchen with central island flows naturally through to the dining and lounge areas, creating a fantastic setting for everyday family life and entertaining. A further formal reception room, complete with feature fireplace, provides a more traditional drawing room/parlour, perfect for quieter evenings, family gatherings or entertaining guests.

The first floor offers four generous double bedrooms, including a principal bedroom with a large walk-in wardrobe, together with a stylish family bathroom and separate shower room. Each bedroom has its own distinctive character, while the modern bathrooms provide comfort and practicality. The accommodation continues upwards to the second floor, where two superb, converted loft rooms provide excellent versatility. Featuring impressive ceiling heights, exposed beams and skylights, these spaces are currently used as a games room and home office but could easily adapt to suit changing family needs.

Outside, a private gravelled driveway accessed from Beech Avenue leads to the detached garage, while the property is surrounded by mature lawned gardens to the front and side. A fully enclosed paved courtyard provides an additional outdoor space, creating a number of areas to relax, entertain and enjoy the privacy of this exceptional setting.







TOTAL FLOOR AREA : 2932 sq.ft. (272.4 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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