Maria B Evans Estate Agents Limited

The Gables, Parbold Hill, Parbold, WN8 7TQ

Offers in the region of £1,195,000



Set in approximately five acres of gardens and paddock land, this handsome detached residence, dating back to 1923, has been mindfully extended to offer excellent accommodation whilst retaining many original Arts & Crafts features which give it an appealing draw. Briefly, there are five reception rooms, a well-appointed dining kitchen with two separate utility rooms, four first-floor bedrooms, en suite to the master bedroom, a family bathroom plus a wet-room. The Gables is approached through electronically controlled timber gates to an extensive Tarmacadam driveway which provides parking for numerous cars and a second approach is made via a hedge lined and illuminated driveway from Wood Lane. The sweeping, well-stocked lawn gardens have an extensive stone flagged patio taking in the breath-taking rural aspects over the Douglas Valley. There are three timber sheds and to the side is an undulating and stock fenced paddock, a further orchard area with a steel agricultural building and a storage container.

Upon arrival…

Glazed double doors open to a pendant lit porch with laminate flooring and giving shelter to the inner timber door with opaque leaded inset and matching side panel.

Opening in, the hallway displays hand-painted timber panelled walls and an impressive carved spindle staircase rising and turning to the first-floor galleried landing. The hall also has a pendant light, radiator and a storage cupboard beneath the staircase.




A hint of time gone by…

Throughout the original parts of the property are features to include decorative coving, plaster mouldings and wall frames, deep skirting boards, carved architraves and corbels, and timber panelled doors to each of the rooms. The decorative plasterwork displayed offers in the dining room offers an elegant aura which has a bow window overlooking the property frontage. A pendant light is suspended above the table space and the room is warmed by two radiators.




The generously spacious principal lounge has a bay window to the rear incorporating an arch detail, there are four wall lights and a television point. The focal point of the room is the exposed brick ingle fireplace with sandstone arch and hearth having mahogany panel detail, display niches.







A door to the inner hall gives way to the well-appointed dining kitchen with windows to the rear and French windows to the timber framed orangery, space for a dining suite and being lit by recessed downlighting throughout the area. With a tiled floor and warmed by a covered radiator, the kitchen is fitted with an excellent range of wood effect wall and base cabinets incorporating drawers and display shelves. The granite work-surfaces, with splash backs and up-stands, have an inset one-and-a-half bowl stainless steel sink unit with flexi spray tap and having an integrated Smeg dishwasher beneath. Also inset is a Neff four-ring ceramic hob with a stainless-steel chimney style extractor fan above and an eye-level double oven and grill close by. Also integrated is a fridge freezer whilst the adjacent utility room has space for further white goods amongst the range of fitted white cabinets with bleached wood-effect worktops plus a built-in cupboard.






The adjacent orangery has perimeter mahogany panelling with concealed lighting, recessed downlighting and a striking central cupola. Warmed by two radiators, this superb addition to the original property takes full advantage of the sublime aspects over the Douglas Valley and has French windows opening to the rear sun terrace.




Stepping down from the kitchen dining area, the rear hall has a part-glazed door to the garden and a door to a fully tiled cloakroom with an opaque window, a white two-piece suite and a chrome ladder style heated towel rail.

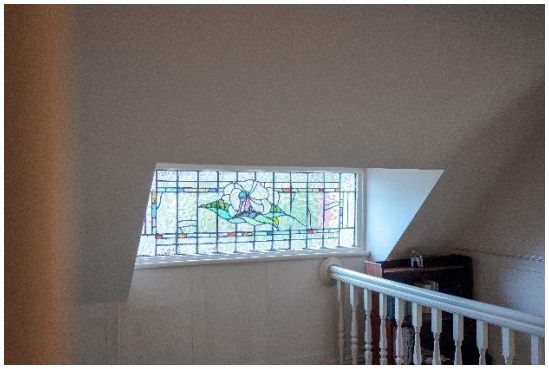



A further door opens to the second utility room fitted with wall and base units, an inset Belfast sink unit and space for a washing machine and tumble dryer. From here, doors open to the study and also the side uPVC conservatory with door to the driveway.

The study has recessed down-lighting, two small windows to the side conservatory, timber flooring and a multi-fuel stove. The walls are lined with sliding-glass-fronted display shelves and a corner desk for the CCTV system.

And so to bed…

The staircase to the L-shaped, first floor, split-level landing has a “pigs’ ear” banister, painted wall panelling to dado height and a gorgeous decoratively stained and leaded glass window.

The triple aspect master bedroom has windows to the front and side and French windows to the rear balcony with non-slip tiling and a low-level wall. The room is lit by recessed downlighting, warmed by two radiators and is fitted with a superb range of fitted beech-effect furniture to include wardrobes, drawer banks, a peninsula unit with dressing table, headboard and nightstands. For additional luxury, a wall mounted television point is strategically positioned opposite the bed space.






Fully Travertine tiled, the bathroom is fitted with a four-piece white contemporary suite comprising a corner shower with Mira unit, a pedestal wash hand basin with illuminated mirror above, a tile-panelled bathtub with central taps, and a close coupled w.c. Lit by recessed downlighting, the bathroom also has a cupboard housing the lagged hot water cylinder tank and linen storage shelves.

The dual aspect bedroom two has windows to the side and rear, a pendant light and radiator. There is a television point and more than ample space for a range of clothes storage furniture in this double bedroom.

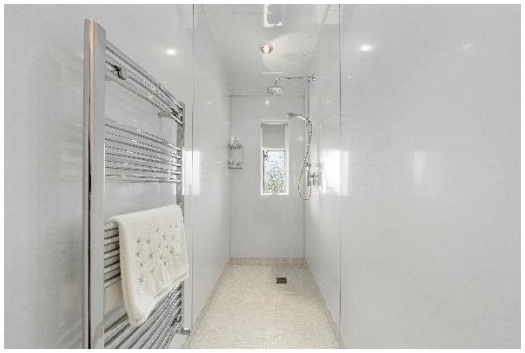



Bedroom three is also a dual aspect double room with windows to the side and a bow window to the front, a pendant light and radiator.




Bedroom four has a rear window, recessed downlighting, a radiator and is fitted with office furniture.

These bedrooms are served by the part-tiled bathroom with a circular stained and leaded glass window to the front, recessed downlighting, a radiator and laminate flooring. The three-piece white suite comprises a console-style pedestal wash hand basin, a panelled jacuzzi bath, and a close coupled w.c.

Completing the first-floor accommodation is the wet room with mosaic tiled floor and shower panelled walls, a Mira Stylus electric shower with rainfall and hand attachments, and a chrome ladder-style heated rail to warm the towels.

Down the garden path…

The rear garden has an extensive, split-level sun terrace across the rear elevation overlooking the expansive lawn and superb pastoral views over the Douglas Valley beyond. A low retaining wall and well-stocked rockery run to one side and the lawn is dotted with specimen trees and edged by mature shrub borders. Steps descend to a further sun terrace and al fresco dining area alongside the timber summer house with power and light, wall mounted air conditioning unit and a wall mounted television point. A paved path leads to a sheltered area at the side of the property, with three timber storage sheds, and on to a large steel agricultural workshop with power and having a container storage unit alongside. Beyond this, a five-barred gate gives access to an undulating, stock fenced paddock with a further two five barred gates – one to Parbold Hill and the second to a lower-level orchard.







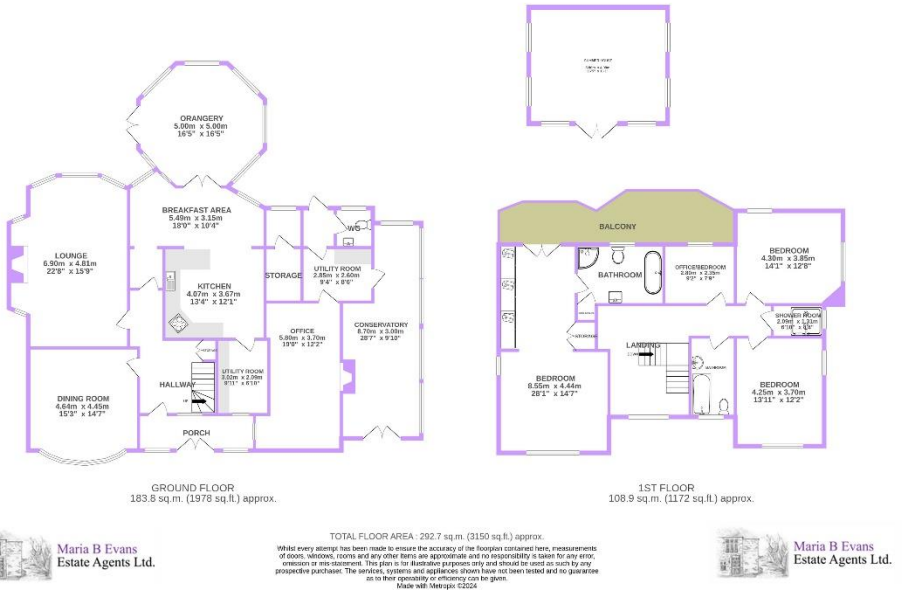












Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the tenure of the property is Freehold

The Local Authority is West Lancashire Borough Council

The EPC rating is F

The Council Tax Band is G

The property is served by mains drainage

The property is warmed by oil-fired central heating

Please note:
Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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