



TAN HOUSE LANE
PARBOLD

'Tucked away in the heart of Parbold, this enchanting family home is a celebration of light, space, and village charm. Sun pours through bay windows, illuminating rooms designed for laughter, comfort, and togetherness. Every corner offers a tranquil view of lush gardens, while the thoughtful layout invites both lively gatherings and peaceful moments. Here, timeless character meets everyday practicality, a place where memories are made and the warmth of home lingers long after you arrive'



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Bay Windows, Garden Views, and the Warmth of Home

Framed by mature trees and lush planting, this striking five bedroom detached residence makes a memorable first impression. The elegant frontage, with its sweeping bay windows and charming red brick accents, radiates character and warmth, while the inviting arched entrance clad in flourishing wisteria and colourful potted plants sets a welcoming tone from the moment you arrive. Bathed in natural light thanks to its generous windows, the home feels bright and uplifting, perfectly capturing the spirit of village living. With 3,644 square feet of beautifully arranged space, the home offers the perfect setting for family life, where every day unfolds with comfort and ease.



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A Bright Welcome, Every Time You Come Home

As you step through the front door, you're greeted by a spacious entrance hall that immediately sets a welcoming tone for the entire home. The generous proportions and thoughtful layout create a sense of flow, inviting you to explore further. Light streams in from above, highlighting the staircase and drawing your eye towards the heart of the house.

Moving into the formal lounge and dining room, you'll find expansive bay windows that flood the spaces with natural light, creating a bright and uplifting atmosphere. These rooms are perfect for family gatherings and entertaining friends, offering plenty of space to relax and enjoy each other's company. The window seats nestled into the bays provide an inviting nook to unwind with a book or simply take in the peaceful views of the beautifully landscaped gardens outside.

Every window frames a glimpse of greenery, seamlessly blending the comforts of home with the tranquillity of the outdoors. It's a home that feels both welcoming and calm, designed to make every day feel special.



TAN HOUSE LANE
FARBOLD







Bright, Spacious, and Perfectly Practical for Modern Living

The open-plan dining kitchen truly form the vibrant heart of this home, offering a wonderful sense of space for family breakfasts, relaxed dining, or weekend baking! Expansive windows line the room, inviting in an abundance of natural light and providing delightful aspects of the leafy gardens.

The kitchen is thoughtfully fitted with a comprehensive range of classic cabinetry and generous work surfaces, giving you plenty of room for preparing family meals. Modern appliances, including a range-style cooker and integrated microwave, ensure that functionality is never compromised, while the layout makes it easy to move seamlessly between cooking, dining, and conversation.

Just off the kitchen, the utility room offers additional storage and workspace, keeping laundry and household tasks neatly out of sight and making the day-to-day running of a busy home effortlessly organised. Altogether, this is a space designed for real family living, practical, bright, and always welcoming.









Sunlit Bedrooms and Flexible Spaces for Growing Families

On the first floor the sense of space and light continues, the landing area being graced by a striking arched window with decorative leaded glass, drawing in natural light and providing a charming focal point as you move between rooms. Each of the five double bedrooms is generously proportioned and filled with sunlight, thanks to large windows that frame leafy garden views and create a calm, restful atmosphere.

The principal bedroom boasts a sleek, contemporary en-suite shower room, complete with high quality fittings and a walk-in rainfall shower for a touch of everyday luxury. The additional family bathroom is equally impressive, offering both a separate shower and a full-sized bath, perfect for busy mornings or a relaxing soak at the end of the day.

A dedicated study provides an ideal spot for home working or quiet study, making it easy to balance work and family life. Above the garage, the extension offers a bedroom & dressing room, brimming with potential to create a guest suite, a teenager's retreat, or even a self-contained annex, subject to the necessary permissions. This upper floor has been thoughtfully designed to adapt to the changing needs of a growing family, providing both comfort and flexibility at every turn.







Your Private Oasis in the Heart of the Village

Framed by mature trees and lush hedging, this impressive home sits proudly on a generous plot of approximately 0.21 acres, offering a wonderful sense of privacy and space. The approach is both welcoming and striking, with a sweeping block-paved driveway leading to a double garage, providing ample parking for family and visitors alike. The front garden is beautifully landscaped with established borders and climbing greenery, setting a tranquil tone as you arrive.

To the rear, the garden opens out into a true oasis, a sun-drenched lawn bordered by colourful flowerbeds and a variety of mature shrubs and trees. There's plenty of room for children to play and explore, while adults can relax on the spacious patio or gather around the outdoor dining area for summer barbecues and family celebrations. The garden's thoughtful planting ensures year-round interest, and the peaceful backdrop of greenery offers a sense of escape, all within the heart of the village.

From above, the aerial view reveals just how perfectly the house nestles into its surroundings, with the village church spire and rolling hills beyond hinting at the picturesque lifestyle on offer. Whether you're hosting friends, enjoying quiet mornings with a coffee outdoors, or simply watching the seasons change, these gardens create a truly special setting for everyday family life



TAN HOUSE LANE
FARROLD







Enjoy Everyday Life in Idyllic Parbold

There is something timeless about Parbold, a village where the rhythms of daily life seem to move gently, untouched by the rush of the modern world. Dominated by its iconic church spires rising above the rooftops, Parbold remains one of the region's most desirable addresses, cherished for its enduring charm and strong sense of community. Here, along leafy lanes and winding footpaths, the countryside unfurls in every direction, inviting you to explore tranquil canal side walks, rolling meadows, and the patchwork fields that have defined this landscape for generations.

The village is well-served by a range of local shops, a popular bakery, cafés, and several good pubs, making everyday errands and socialising straightforward and enjoyable. For families, Parbold provides access to highly regarded primary and secondary schools, with convenient pick-up points throughout the village.

Transport links are a real advantage here, the train station offers direct connections to Manchester and Southport, making commuting or days out easy, while the nearby motorway network gives quick access to the wider North West. The village also benefits from a local doctors' surgery and a well-stocked library, adding to the convenience for residents.

Outdoor enthusiasts will appreciate the scenic countryside walks and cycling routes, particularly along the Leeds and Liverpool Canal. The surrounding area includes neighbouring villages like Newburgh and Bispham Green, as well as Cedar Farm, which is known for its artisan shops, food outlets, and regular markets.

Parbold has a strong sense of community, with events like the annual Christmas fair bringing residents together. Despite its growth and popularity, the village has retained much of its traditional character and remains a peaceful, welcoming place to call home.

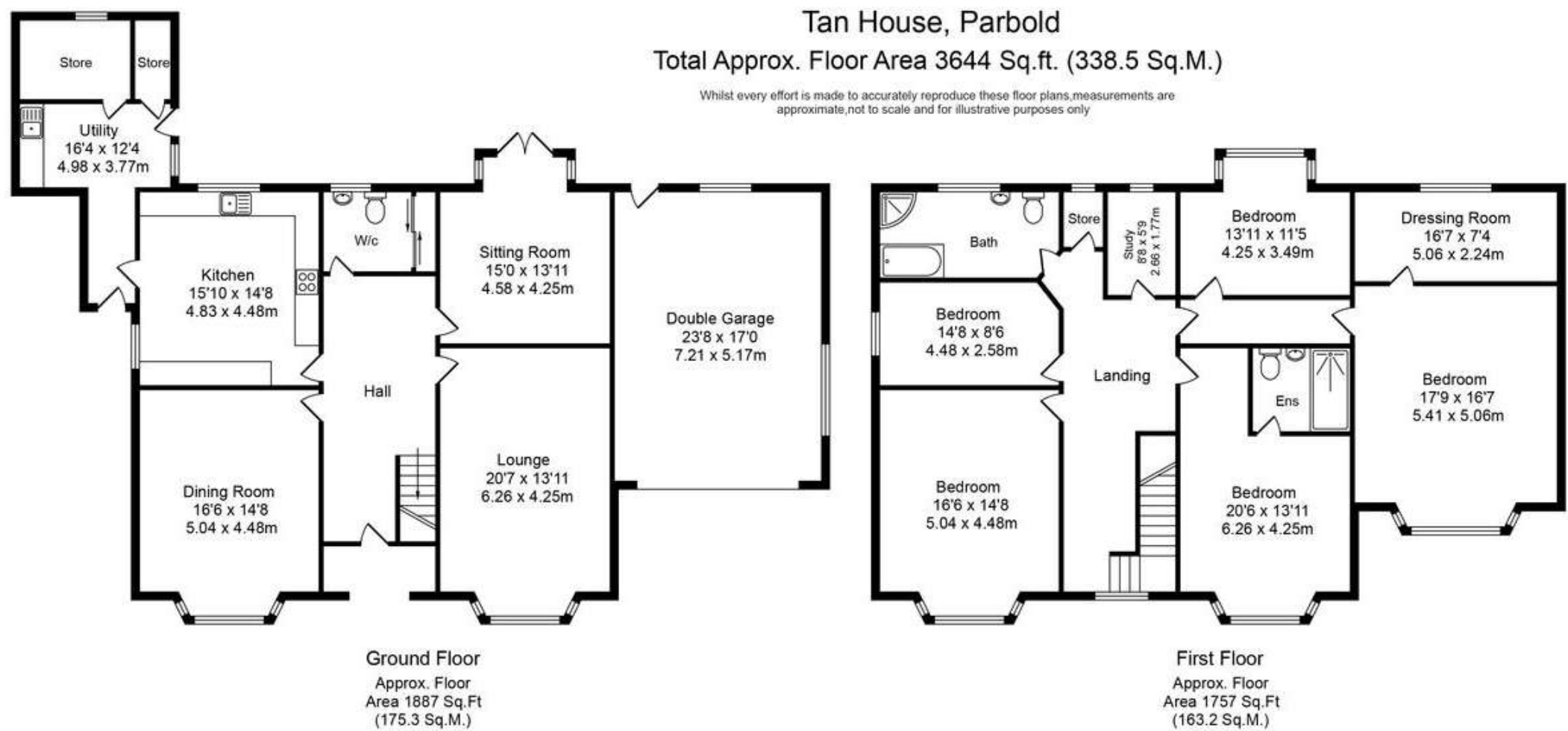


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HOUSE & HERITAGE

- Substantial five-bedroom detached family home in the heart of Parbold
- Generous 3,644 sq ft of beautifully arranged living space
- Light-filled entrance hall and spacious formal lounge with bay windows
- Open-plan kitchen and morning room with garden views and modern fittings
- Principal bedroom with contemporary en-suite and walk-in rainfall shower
- Four further double bedrooms plus versatile study/home office
- Extension above garage offering potential for guest suite or annex
- Gardens to front and rear, perfect for family life and entertaining
- Double garage and ample driveway parking
- Sought-after village location close to shops, cafes, schools, train station, and scenic countryside walks



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PARBOLD



4a Scarisbrick House, The Common, Parbold, Wigan, WN8 7DA

houseandheritage.co.uk



Cheshire 01565 744383

West Lancashire 01257 441990

Coastal 01704 337179

The Ribble Valley 01200 869084