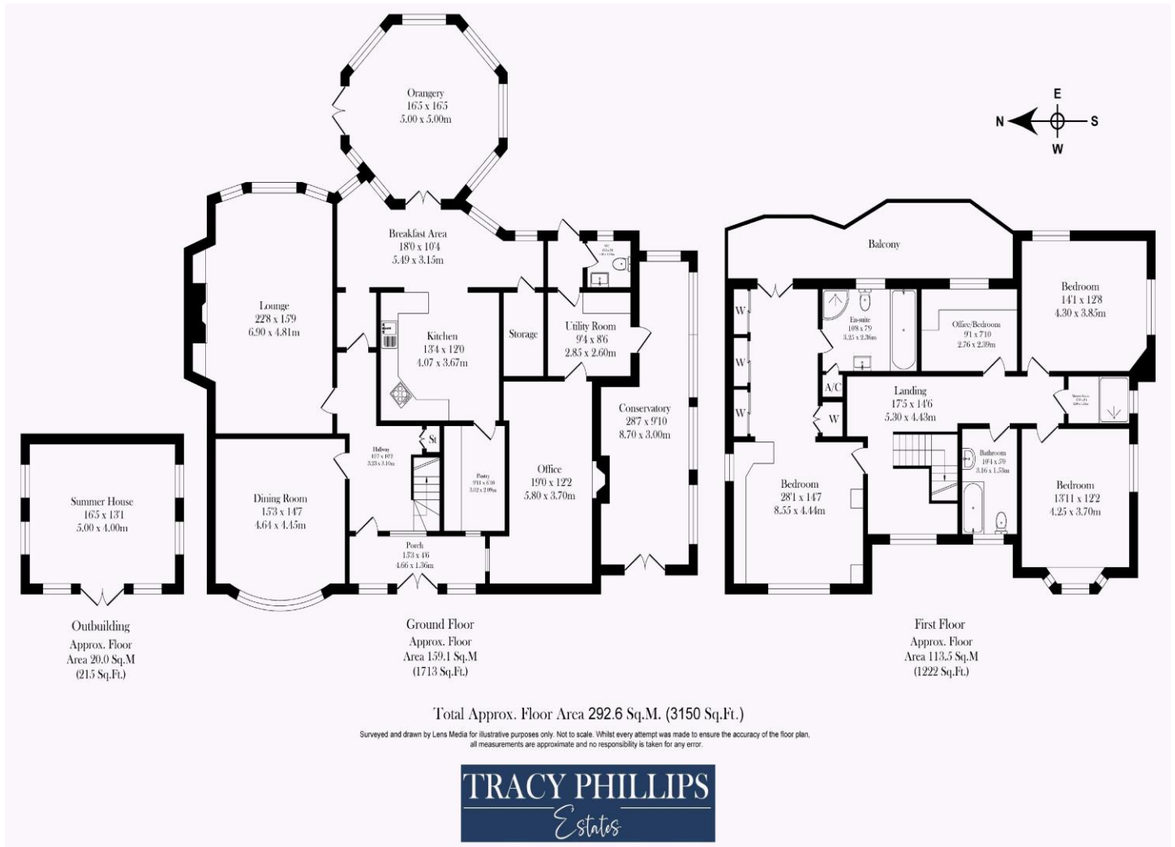
TRACY PHILLIPS Estates

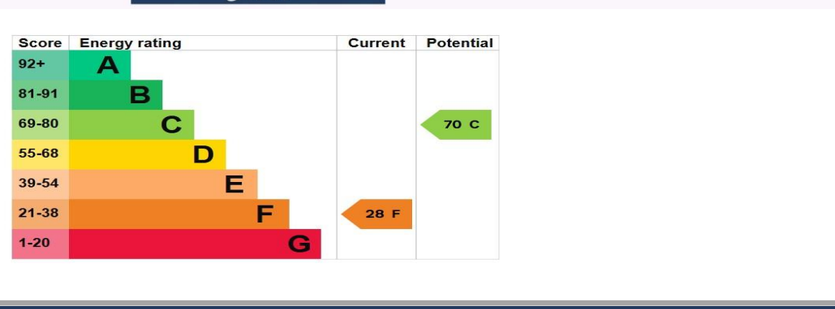
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Total Approx. Floor Area 292.6 Sq.M. (3150 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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Asking Price £1,195,000

"The Gables", Parbold Hill, Parbold, WN8 7TQ

The Gables is an exceptional home. Located within a very short 7-minute walk into the charming village of Parbold in the heart of West Lancashire, which offers local bars and eateries, a railway station with direct links to Manchester City Centre, highly regarded schools, canal side walks and cafes and a real community spirit. Set within approximately five acres of beautifully maintained gardens, paddock land, and an orchard, The Gables is an exceptional detached residence dating back to 1923. Originally built in the Arts & Crafts style, the property has been thoughtfully extended and sympathetically modernised to provide spacious, versatile accommodation while retaining much of its original character and charm. This elegant home offers four reception rooms, a well-appointed dining kitchen, two utility rooms, four first-floor bedrooms including a principal suite with en suite bathroom and private balcony and a family bathroom.

Approached via electronically controlled gates, the property enjoys a sweeping tarmac driveway providing ample parking, with a secondary, hedge-lined illuminated entrance from Wood Lane. The extensive lawned gardens are beautifully landscaped with mature planting, an expansive stone-flagged sun terrace and spectacular panoramic views over the Douglas Valley. Additional land includes a stock-fenced paddock, an orchard, three timber sheds, a large steel agricultural building and a storage container.

The property opens with glazed double doors into a porch leading into a grand hallway with hand-painted timber panelling and an intricately carved spindle staircase. Original Arts & Crafts features continue throughout, including deep skirting boards, plaster mouldings, decorative coving, and timber doors. The formal dining room, with a bow window and decorative plaster ceiling, offers an elegant setting for entertaining. The main lounge is generously sized, featuring a large bay window, arched detailing and an impressive exposed brick ingle fireplace with hearth and mahogany accents. The dining kitchen is fitted with a range of wood-effect cabinetry, granite worktops, integrated appliances and French doors opening into a striking timber-framed orangery. The orangery enjoys panelling and a central cupola—perfectly positioned to take in the outstanding valley views. A rear hall leads to a tiled cloakroom, the second utility room (with Belfast sink and space for laundry appliances) and a study featuring timber flooring, a multi-fuel stove, and built-in display shelving. There is also access to a side and practical conservatory, complete with grape vine, with doors to the driveway. Upstairs, the L-shaped galleried landing features a beautiful stained and leaded glass window and dado-height panelling. The large and triple-aspect master suite includes a fitted dressing area, French doors to a private balcony, and an en suite bathroom with Travertine tiling and a four-piece suite. Three further bedrooms—two spacious doubles and one currently configured as a home office—are served by a family bathroom featuring a jacuzzi bath. There is an additional wet room shower.

The rear garden is arranged over split levels with extensive patios, rockeries, mature trees, and colourful borders. A summer house with air conditioning, power, and TV point offers a relaxing retreat or additional entertaining space and to enjoy the home's Southerly aspect, perfect sunsets and sunny days. There is a large agricultural steel workshop with power supply and adjoining storage container. Beyond, a five-bar gate opens into the stock-fenced paddock with further gated access to Parbold Hill and the orchard.

This beautiful home, available with no onward chain and vacant possession, really does have to be viewed to appreciate the position, character and views.









