



No.2 Park  
Close

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Parbold Village

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## Parbold Village

A remarkable four-bedroom, four-bathroom detached home of nearly 3,840 square feet, set within a third of an acre in one of West Lancashire's most sought-after village settings. Comprehensively rebuilt and extended to an exceptional standard by the current owners, the property combines a characterful chalet-style frontage with a stunning contemporary rear extension offering open-plan kitchen, dining and family living on a grand scale, a principal suite of genuine hotel quality, two further en-suite bedrooms, and a separate ground-floor bedroom with shower room. Outside, a sweeping stone terrace opens onto a beautifully landscaped private garden with two outbuildings, an ornamental pond, and a lower garden of real depth and seclusion. Set along a quiet close of just five properties, within strolling distance of Parbold village, this is a home that must be seen to be fully appreciated.

## THE EXTRAORDINARY IN THE ORDINARY

*There are houses that demand attention from the road. And there are houses that reward the turn of a quieter corner - ones that reveal themselves only to those who know to look. This home is the second kind.*

From the close, the impression is of a well-dressed, confident home - white render, warm terracotta clay tiles, the weight of a proper chimney stack, the quiet charm of a steel front door with a weathered galvanised finish that reads, from the garden path, with all the warmth of aged timber. It is the kind of front elevation that says well-kept without needing to explain itself. But it is only when you step around the back or look at what the current owners found here in 2022 and what they have produced since, that the true scale of what has been achieved becomes apparent.

What the owners created is, in simple terms, remarkable. They took a solid, well-located house in one of West Lancashire's most sought-after villages and transformed it, top to bottom, front to back, with the kind of total commitment that is rarely attempted and more rarely still delivered. The result is a home that combines the warmth and domesticity of its original chalet-style front with a rear extension of genuine architectural ambition: cedar cladding, full-width bifold glazing, glazed balconies above, a roof lantern above the linking volume, and a terrace of genuine scale opening directly onto a mature garden. Two floors of thoughtfully arranged accommodation, a detached outbuilding of 274 square feet, and a separate garden room complete a picture that is, by any measure, out of the ordinary.

The quality is felt before it needs to be catalogued. The finish is meticulous throughout. The decisions that have been made, in each room, on every surface and at every threshold, are the decisions of people who know how a home should live, not just how it should look. Underfloor heating, fully integrated systems, bespoke joinery, plantation shutters, premium kitchen and bathroom specification - these are the marks of a renovation undertaken without compromise, and it shows. The house has an assurance to it that only comes when someone has cared, consistently, about the detail.

In terms of location, the position is quietly exceptional. Parbold is one of those villages that earns its reputation by delivering rather than promising. The amenities of the village are within strolling distance. The canal, the hill, the train station connecting to Manchester and Liverpool, the clutch of independent businesses that give the village its particular character. And yet none of that activity intrudes. The lane is a cul-de-sac of the quiet, leafy variety. The close-planted boundaries and mature canopy mean that the outside world retreats the moment you turn in from the road.

This is a house that has been lived in with purpose, rebuilt with care, and is now ready for the family it was made for.





## ARRIVAL - A FRONTAGE THAT SETS THE TONE

The frontage is broad and well-considered: a wide block-paved driveway provides ample parking for multiple vehicles, with a gravel section alongside the entrance adding depth and texture to the arrival sequence. Gated hardwood side access leads to further parking and the rear of the plot. An EV charging point is fitted to the front - a practical detail that sits neatly within the overall picture.

The lawn wraps gently around the driveway, framed by deep, well-stocked planting beds with a mix of structured evergreens, specimen trees and seasonal flowering colour. Climbing plants soften the rendered facade, and the mature canopy overhead gives the whole frontage a sheltered, enclosed quality that is genuinely rare at a village address. Across the lane, the outlook is entirely green - no intrusion, no noise, nothing to suggest the village is only a short walk away.

*The approach is  
everything a  
house of this  
quality deserves.*



## THE FIRST THING THE HOUSE TELLS YOU

*From the porch to the hallway, the tone is set immediately - warm materials, considered detail, and a corridor that draws you straight towards the light.*

The entrance to the home wastes no time. A glazed porch with sidelights opens onto a wide, well-proportioned entrance hall finished in large-format porcelain tiles, clean and pale underfoot, setting a tone of quiet quality that carries through the whole house. The oak staircase rises immediately ahead, its full-height glass balustrade a confident piece of joinery - contemporary in spirit but warm in material, with under-stair storage built neatly into oak-panelled doors beneath. An industrial-style cage pendant gives the hall its focal point above.

The space connects generously to every part of the ground floor: the sitting room opens to the left through solid oak

internal doors; the kitchen and living accommodation pulls the eye ahead, the roof lantern of the rear living space visible from the moment you step inside. Tucked within the hallway itself, a full-height glazed wine cabinet in oak and glass is the kind of detail that earns a second glance - fitted, purposeful, and entirely at home here.

The cloakroom is accessed off the hall and finishes the entrance sequence with a touch of personality. Black hardware, a wash hand basin, a timber dado shelf, and below it, bold botanical wallpaper in deep greens and blues.





## THE SITTING ROOM AND GROUND FLOOR BEDROOM

*To the front of the house, two rooms that offer the quiet and the separation a home of this scale needs.*

The sitting room occupies the front left of the ground floor, and it earns its place with a quality of finish that rewards attention. Oak panel wainscoting runs around the room - a substantial and considered detail that gives the space warmth and architectural character well beyond what paint and plaster alone could achieve. Large format porcelain tiles continue underfoot from the hallway, plantation shutters filter the light from the windows, a multi-arm chandelier hangs above. Beyond the shutters, the garden greenery presses close.

At 17'2 x 13', it is a room that sits comfortably away from the activity of the rear of the house - a proper sitting room in the traditional sense, with its own character and its own calm.



Off the hallway on the same side of the house, the fourth bedroom offers something that few ground floor rooms at this scale can claim: genuine flexibility. Currently used as a bedroom, it could serve equally well as a study, a home office, or a guest suite, and the ground floor shower room that serves it makes that last option a particularly easy one. The shower room is finished to a high standard throughout - a walk-in enclosure with large format natural stone-effect tiling, a recessed shelf, rainfall head and hand shower, alongside a dark walnut vanity unit, a sculptural circular mirror with an ornate gold surround, a vertical column radiator, and low level WC. It is a bathroom that would satisfy a guest, and does more than enough to justify the designation.

*Kitchen, dining room, family room and garden - one continuous sequence of space, light and connection that redefines what open-plan living can be.*



## THE HEART OF THE HOUSE

The rear of the home has been designed around a single ambition: to bring the inside and outside into a relationship so close that the boundary between the two becomes, on a summer's day with the doors folded back, almost theoretical. It succeeds completely. What results is a space of over 1,000 square feet across kitchen, dining and living zones that flows without interruption from the island to the fireplace to the terrace beyond - all of it held together by the same pale chevron-patterned porcelain floor, the same full-width black-framed glazing, and the same quality of light that only this combination of roof lantern, bi-folds and mature garden can produce.



*There are rooms that open onto gardens, and then there is this.*

## THE KITCHEN

The kitchen anchors the left of the room and announces itself with quiet authority. Shaker cabinetry in a warm off-white stone finish runs in long, considered runs on both sides, with full-height larder units providing serious storage alongside open shelving and dark bronze hardware throughout. White quartz worktops are consistent across the perimeter and the island - and the island itself is the centrepiece: a generous, curved-end piece of joinery with a large professional-grade stainless steel range set flush within it, multiple burners and double ovens leaving no doubt about the kitchen's intentions. A brushed brass tap serves the island sink. Above, a cascading row of white dome pendants runs the length of the space.



## THE DINING AREA

The dining area occupies the area directly beneath the roof lantern - a large, architecturally considered pyramid of glazing that fills the space with a quality of overhead light that shifts beautifully through the day. A crystal chandelier drops from within it. The bifold doors here open the full width of the rear elevation onto the terrace, the mature Japanese maple immediately beyond setting the garden in vivid colour against the glazing for much of the year.





*Taken together, it is the kind of space that photographs well and lives even better.*

The family living area completes the sequence, and it is where the space finds its warmth. A deep inglenook fireplace with a herringbone brick interior and a log-burning stove set within it, an oak beam mantel above, gives the room the focal point and the human scale that a space this generous needs. A second set of full width bifold doors opens onto the garden on this side of the terrace. Within the open plan, a dark-painted fitted bookcase forms a naturally defined reading corner - part of the whole, but slightly apart from it.

At 37'3 x 26'7, there is room for everything - cooking, eating formally, gathering informally, reading quietly - without any of those things intruding on the others. The garden is always present. The light never stops moving. It is, straightforwardly, one of the finest family living spaces in the village.



## PRACTICAL SPACES

The practical business of the house is just as carefully resolved. A dedicated pantry, accessed via double doors off the kitchen, provides the concealed dry storage that a kitchen of this scale demands. The utility room beyond - at 16'4 x 11' a room of real substance - continues the shaker cabinetry in the same stone finish, wraps it around a curved corner, and pairs it with a butler sink, quartz splash back, space for a large fridge-freezer, and provision for washing machine and dishwasher. A ceiling-mounted wooden ainer, a garden-facing window, and direct external access complete a back-of-house arrangement that is as considered as everything in front of it. The integral garage is accessed directly from here, keeping cars, bikes and outdoor kit entirely out of sight of the main house.



## A SUITE OF UNCOMMON GENEROSITY

The principal suite is not a bedroom with benefits. It is a private world - bedroom, balcony, dressing room and en-suite resolved together with the kind of ambition that belongs in a different conversation entirely.





*The staircase arrives at a landing that connects the upper floor simply and efficiently, giving access to all first-floor rooms before the principal suite draws you in through its own door.*

And when it does, the first thing you notice is the ceiling. The roofline rises in dramatic vaulted planes above, four Velux roof lights set into the pitches flooding the room with light from multiple angles - morning sky from one, afternoon from another, the quality of illumination shifting through the day in a way no conventional ceiling could achieve. A crystal chandelier drops from the apex on a long pendant. The herringbone timber flooring runs from wall to wall. Air conditioning keeps the room comfortable whatever the season. At 21'4 x 13'9, the room has the floor area to carry all of this without effort - there is space to breathe, to move, to be properly private.

The French doors open onto the private balcony - a deck of composite boarding with a glass balustrade and a tree-canopy outlook over the garden that is, in summer, as good a private view as the village offers. A power point makes it genuinely useful.





*The en-suite is one of the most considered rooms in the house. A full-height natural split-face stone feature wall in white and grey marble runs its entire length - the kind of material decision that transforms a bathroom from a well-fitted room into something altogether more deliberate.*

The freestanding bath sits against it. The walk-in shower enclosure is clad in large-format marble-effect tiles, with a chrome ladder towel rail alongside. A substantial double oak vanity unit carries twin basins, twin mirrors and twin wall-mounted lights in brass above - a twin arrangement that makes the room as practical as it is beautiful. A crystal flush chandelier above, plantation shutters on both windows, low level WC, and the herringbone flooring continuing from the bedroom complete a suite that would be entirely at home in a five-star hotel and is rather better for being at home.

The dressing room is the final piece, and it earns its place fully. At 15'4 x 8'2 it is a room of real length, the roofline pitching down gently on both sides to meet a continuous run of exposed timber wall plate from which copper hanging rails extend on each side - a detail that is functional, warm and quietly beautiful at once. Four Velux roof lights run the ridge, filling the space with daylight from above. Original timber floorboards, a bronze orbit chandelier, and enough hanging length for two wardrobes with room to spare. It is the kind of dressing room that makes packing for a holiday genuinely enjoyable.



*The remaining bedrooms carry the same generosity of thinking as everything below - well-proportioned, well-finished, and each given its own distinct identity.*

## FURTHER BEDROOMS - EACH WITH ITS OWN CHARACTER

Bedroom three sits under the roofline with the kind of easy, intimate charm that angled ceilings in well-designed houses always produce. The herringbone flooring runs throughout, plantation shutters filter the light from the garden-facing window, and a pair of matt black top-hat pendants give the room a playful architectural confidence that lifts it well above the ordinary. Its en-suite is finished in a rich embossed teal ceramic tile - deep, textured and characterful - paired with a full-height matt black ladder radiator, marble-effect shower enclosure, wash hand basin and WC. It is a bathroom that commits fully to its choices and is more interesting for it.



Bedroom two is in a different category altogether. At 25'8 x 14'9 it is a room of exceptional scale - a secondary bedroom in name only. The vaulted ceiling soars above with multiple Velux roof lights filling the space with sky, two Moroccan-style brass pendants hang from the apex, and air conditioning ensures year-round comfort. French doors open directly onto the second private balcony, the garden canopy immediately beyond the glass, giving the room the kind of morning outlook that makes it hard to leave. Its en-suite matches the ambition of the room it serves. A freestanding bath sits against a full wall tiled floor to ceiling in a bold graphic star pattern in charcoal and white - a dramatic material choice that uses the angled roofline as its canvas. A walk-in shower with large-format marble-effect tiling and full glass screen sits opposite, alongside a dark navy vanity unit with vessel basin, a low level wc, brass wall lights, and a chrome ladder rail. It is a bathroom of genuine conviction.

*Bedroom two sits under the roofline with the kind of easy, intimate charm that angled ceilings in well-designed houses always produce.*





## THE GARDEN - WHERE THE PLOT TRULY REVEALS ITSELF

*From the terrace to the tree line, this is a garden of real depth, real privacy, and real ambition - one that rewards every step further into it.*

Step through the bifold doors and the terrace opens immediately to receive you. It is a generous space - broad, stone-paved in large-format buff sandstone slabs, running the full width of the rear elevation and bounded along its far edge by a raised hand-laid brick wall with slate capping that marks the transition to the lawn below. It is the kind of terrace that works in every season: a sun trap in summer, a sheltered spot in cooler weather, always connected to the interior through the full-width glazing behind it.

From the terrace, the garden drops away in a long, considered sequence that keeps revealing itself the further you go. The lawn is immaculate - striped, well-kept, generously proportioned - with young specimen trees planted within it that will, in time, give the space a further layer of structure and shelter. Brick-edged paths run along the boundaries, drawing you down and through the

garden at a pace that feels deliberate. The mature canopy overhead grows taller and denser the further you walk, so that by the time you reach the lower sections of the plot, the sense of enclosure is total.

The lower garden is the part most photographs cannot fully convey. Dry-stone walling creates a series of distinct garden enclosures - sheltered, intimate spaces with their own planting, their own character, and their own feeling of being properly apart from the world. A garden swing seat sits within one of these rooms, framed by stone and planting on three sides and open canopy above. Borders run deep and full, planted for structure and season. Further into the garden, half-hidden by planting and easy to miss until you find it, a small ornamental pond sits in its own quiet corner - enclosed, still, with a bench alongside it. The kind of place a garden needs, and that only a garden of this depth can provide.







*The view from the first-floor balconies tells the story most clearly.*

Tucked into the far reaches of the plot, beneath the tree canopy and reached along the garden path, sit the two outbuildings, both carefully positioned to feel like a natural conclusion to the garden rather than an afterthought. The first is a garden room of 157 square feet - a glazed, light-filled space well-suited to studio use, seasonal overflow, or a quiet retreat. The second is a substantial detached building of 274 square feet, currently home to a fully equipped gym and golf simulator, with bifold doors opening it to the garden and the trees beyond - a proper room with proper purpose. A further private patio sits between them, along with a wood store, making this corner of the plot a destination in its own right. Both buildings carry obvious potential as work-from-home space of real quality.

The lawn stretches away below, the garden path winds through the planting, the stone walls punctuate the middle distance, and at the far end the tree canopy closes over the outbuildings like a full stop. It is a view of a third of an acre that feels, from up here, like considerably more.



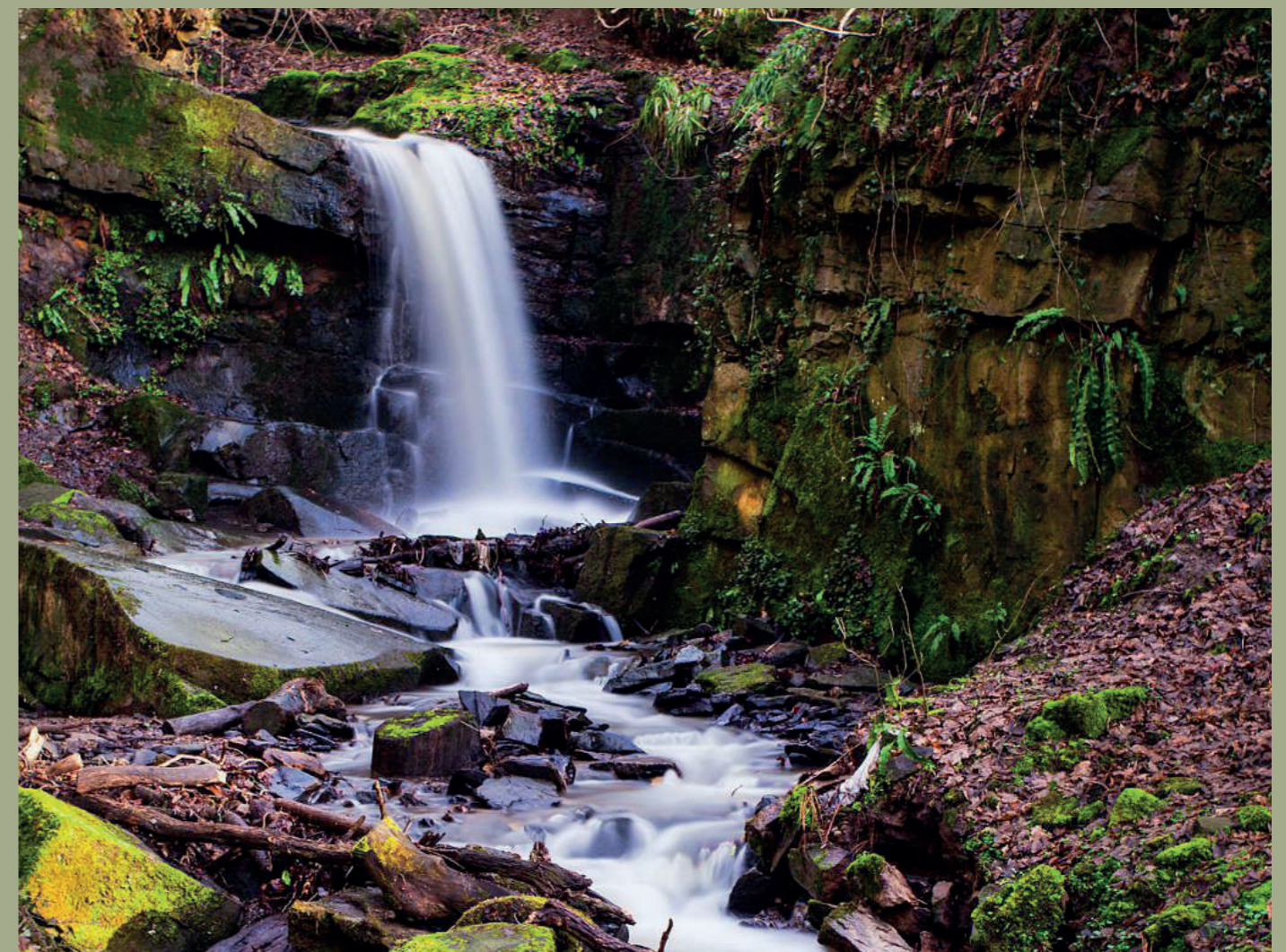
## PARBOLD - THE VILLAGE AND ITS PARTICULAR APPEAL

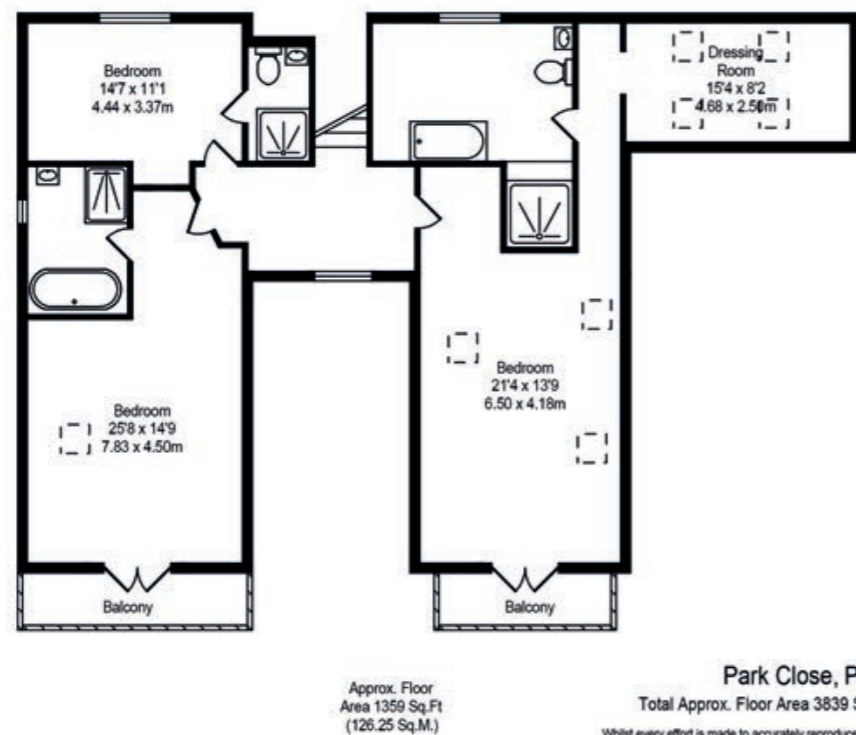
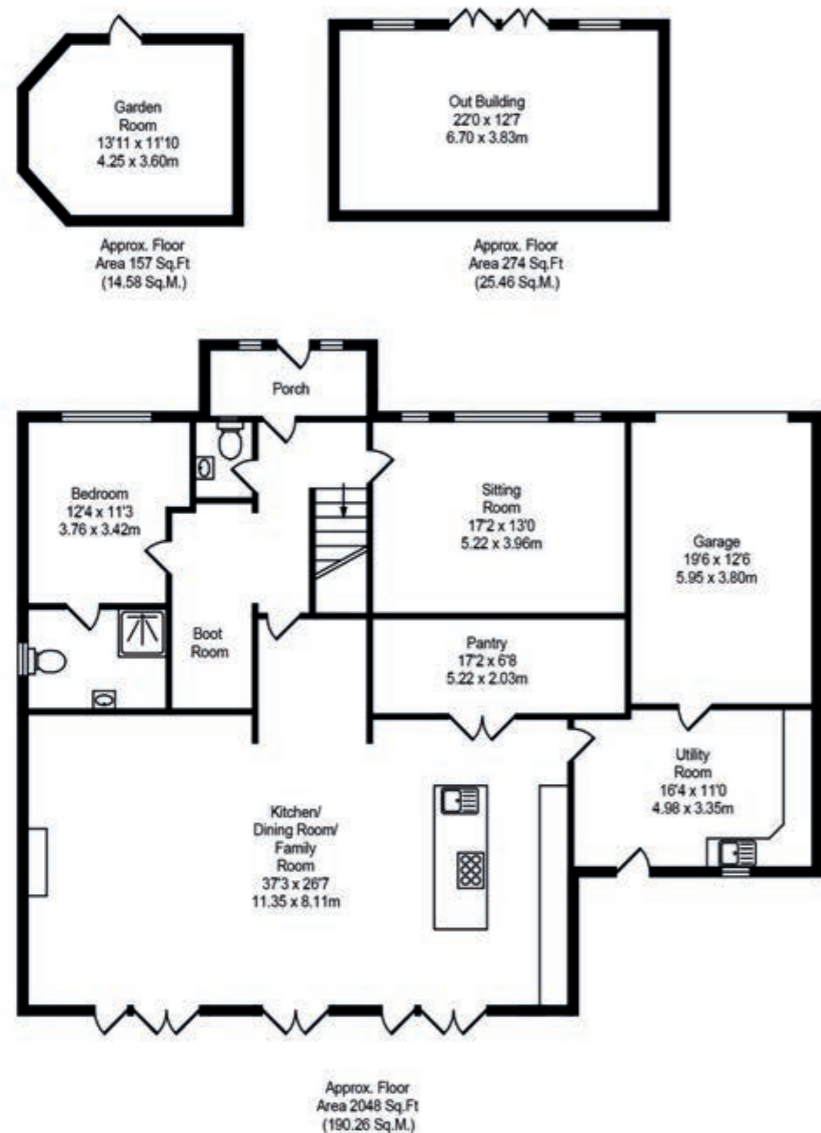
*Some villages are convenient. Parbold is something more than that - it is the kind of place people choose deliberately and rarely leave.*

Parbold has a quality that is increasingly hard to find: it is a village that functions as one. The canal, the hill, the station, the independent shops and cafes along the main street - all of it within a comfortable stroll from Park Close. There is a Co-op for essentials, a well-regarded primary school, a scattering of pubs and restaurants that draw people from well beyond the village, and a community that is active without being insular. The Leeds to Liverpool Canal runs along the village's edge, offering miles of towpath walking in either direction. Parbold Hill rises behind, giving views across West Lancashire on a clear day that remind you exactly where you are and why it matters.

For commuters, the connectivity is quietly exceptional. Parbold station sits on the Wigan to Southport line with direct services into Manchester and Liverpool, making the house as practical as it is peaceful. The M6 and M58 are within easy reach for road travel, and the broader Northwest is comfortably accessible without sacrificing a moment of village life.

But the reason people stay in Parbold is less easy to quantify than any of that. It is the way the light falls across the canal in the morning. The way the hill looks in October. The way a village of this size still manages to feel unhurried. 2 Park Close rests close enough to walk to everything, private enough to feel entirely removed from it.





## No.2 Park Close

### Parbold Village

#### FINER POINTS

- Exceptional four-bedroom, four-bathroom detached home of approximately 3,839 sq ft, comprehensively rebuilt and extended to a meticulous standard by the current owners since 2022
- Stunning open-plan kitchen, dining and family room of over 1,000 sq ft with full-width bifold glazing, roof lantern, log-burning stove and direct access to the terrace and garden
- Principal bedroom suite with vaulted ceiling, Velux rooflights, private balcony, split-stone feature en suite with freestanding bath and double vanity, and a dedicated dressing room with copper hanging rails
- Second bedroom of exceptional scale with its own private balcony, vaulted ceiling, air conditioning and a boldly finished en suite with freestanding bath and walk-in shower
- Ground floor bedroom with shower room, offering genuine flexibility as a guest suite, home office or fourth bedroom
- Two outbuildings including a garden rooms both with clear potential as premium work-from-home space
- Plot of over a third of an acre with a large stone-paved terrace, beautifully landscaped private garden, ornamental pond, and lower garden with dry-stone walling and seating areas
- Set along a quiet close and within strolling distance of Parbold village, canal, and train station with direct services to Manchester and Liverpool



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Parbold Village

## A NOTE FROM THE OWNERS

*We came here in 2022 and found something that needed transforming - and we transformed it, completely and with everything we had. Every decision, every material, every detail was made with one question in mind: how should this feel to live in? We hope the answer is evident the moment you walk through the door.*

*But what we will miss most is harder to describe than the house itself. It is the stillness of the close on a winter morning. It is the walk to the village - five minutes through leafy streets to a coffee, a newspaper, a conversation - and then the walk back, the gate closing behind you, the world retreating again. It is the garden in June, when everything is full and green and the light comes over the trees in a way that makes you stop what you are doing. And it is the blackbirds. We have spent years feeding them, and they have rewarded us with the kind of trust that feels, on a quiet morning with one eating from your hand, like the best possible reason for choosing to live somewhere like this.*

*We hope whoever lives here next loves it as much as we have.*

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