

FOR SALE

8, Tan House Close, Parbold, WN8 7HH

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

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Exceptional architect-designed five-bedroom detached home in outstanding private setting



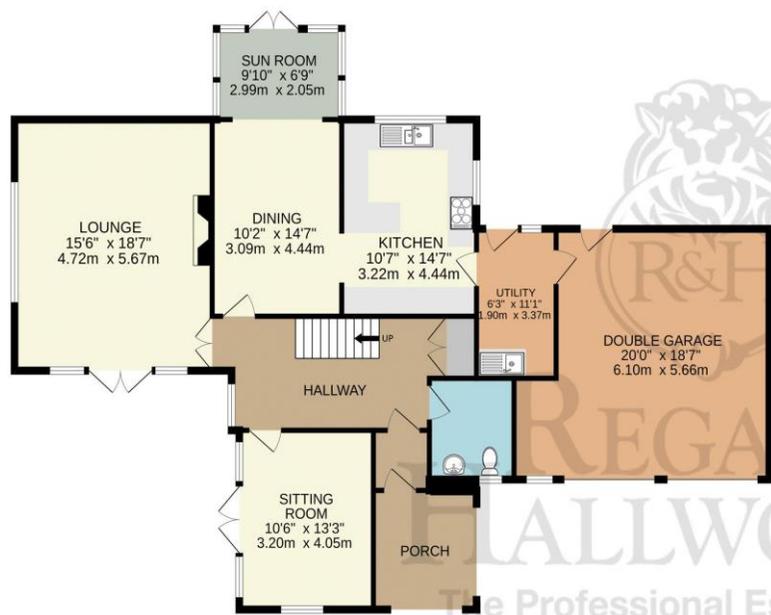
- Architect designed 5 bed detached house
- Incredible gardens (Over 1/2 acre)
- Running brook at side of garden
- Double garage
- 3 formal reception rooms
- Bespoke sun room & high quality kitchen
- 5 minutes walk from village centre
- 2540 SQ.FT.

Set within one of the finest plots in the highly coveted village of Parbold, this exceptional architect-designed five-bedroom detached residence offers over 2,500 square feet of family-focused living space. Never before offered to the open market, this is a rare and exciting opportunity to acquire a significant, individually designed home in an outstanding private setting. A tree-lined entrance and sweeping driveway crossing a natural brook lead into mature grounds of half an acre. Expansive lawns and established woodland boundaries create a peaceful sanctuary, remarkably just a five-minute walk from Parbold village, its independent shops, cafes and train station with direct links to Wigan, Southport, Manchester and London. The location perfectly balances rural tranquillity with everyday convenience and offers a wonderful sense of seclusion and exclusivity. Designed by a renowned, award-winning architect to maximise its exceptional plot, the home enjoys panoramic garden views and an abundance of natural light throughout. Immaculately maintained, the property benefits from gas central heating and recently upgraded anthracite double glazing for comfort and efficiency. Three generous reception rooms provide versatile living space, including a formal lounge with exposed brick fireplace and a sitting room that both feature French doors opening onto a west-facing patio. A stunning dining room has been skilfully extended into a bespoke sun room, creating a light-filled entertaining space. The beautifully appointed bespoke kitchen, fitted with an extensive range of quality cabinetry and centred around a distinctive circular breakfast bar. The kitchen flows into a spacious utility room and a larger-than-average integral double garage with twin electronic up-and-over doors. Upstairs, five well-proportioned bedrooms are arranged around a striking central galleried landing with its own balcony-style seating area. Four of the bedrooms have fitted wardrobes, ensuring excellent storage. The accommodation includes a contemporary family bathroom featuring a sleek four-piece suite including separate bath and shower. There is an ensuite shower room to the master bedroom. This is more than just a home — it is a lifestyle opportunity. A private retreat immersed in nature, yet moments from village life; a thoughtfully designed residence where space, light and landscape combine to create an extraordinary family setting.

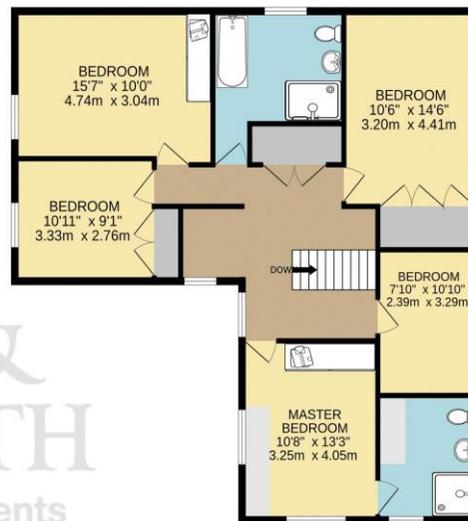




GROUND FLOOR
1486 sq.ft. (138.1 sq.m.) approx.

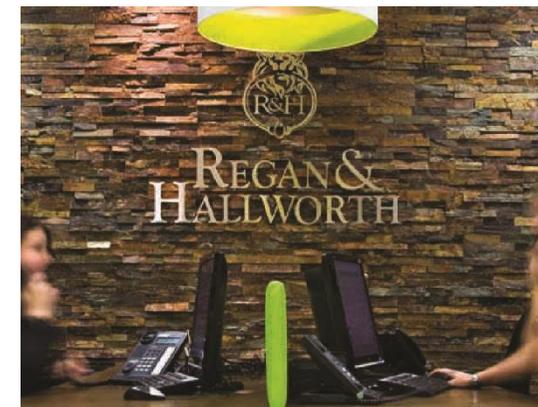


1ST FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA : 2540 sq.ft. (235.9 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 do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.

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