

**FOR SALE**

Delph House, Lancaster Lane, Parbold, WN8 7AA



## Delph House, Lancaster Lane, Parbold, WN8 7AA

*Unique, landmark period home resting within an acre of land & offering 6341 SQFT*



- Landmark period family home
- Elegant period detail throughout
- Wonderful 1 acre plot
- Highly coveted location
- 6 / 7 bedrooms across 3 floors
- Astonishing amount of floor space
- Additional detached annexe
- 6341 SQFT

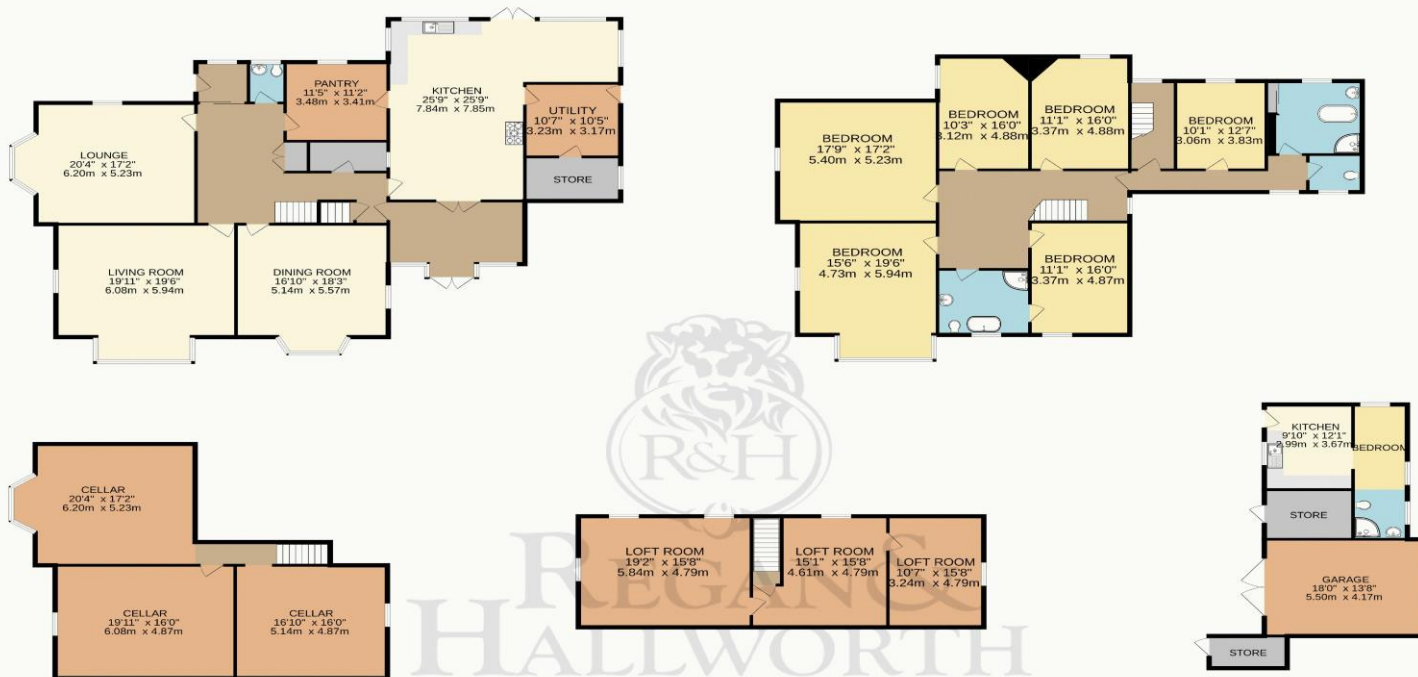
Delph House, Lancaster Lane is a magnificent landmark home set within stunning grounds that extend to approx. an acre in size. Comfortably one of the finest properties in West Lancashire, this elegant family home is set across three floors of luxury living space that has been carefully restored and maintained to the highest possible standards & total a substantial 6341 square feet of simply exceptional living space - including cellars & a separate self-contained annexe too. Resting within a wonderful, mature plot, the home is brimming with local history & perfectly balances seclusion & solitude, whilst conveniently being within easy reach of the village's numerous shops, amenities, excellent schools and motorway transport links.

Internally, genuine care has been taken to retain the home's period style, whilst sympathetically bringing a number of modern sensibilities to the property. The home is arranged across 3 floors and provides 6 bedrooms, 3 reception rooms plus considerable loft rooms too. Each room has been finished and decorated impeccably & are all complimented by the high coved ceilings, elegant plaster mouldings, feature bay windows and the pretty, shutter blinds. A recently installed high spec handmade fitted kitchen has been incorporated into a luxury orangery extension with feature glass lantern & bespoke sash windows - a wonderful addition to the living space. Gorgeous, solid oak in-frame units are complimented by oak worktops, quality appliances & stunning AGA & underfloor heating too.

Externally the home is accessed through secure electric gates and opens into a spacious driveway. There is a large double detached garage, which forms part of a unique self-contained annexe too with its own kitchen, bathroom & bedroom - perfect for guests, relatives or a place to run a business from. The overall plot provides beautifully maintained formal gardens that wrap around the property. Our clients have created various patios & seating areas, plus there is a purpose built tennis court too. This is a true one off property, and early viewings are absolutely essential to appreciate the quality on offer. We understand this property to be Freehold.







**R&H**  
**REGAN & HALLWORTH**  
 The Professional Estate Agents

**TOTAL FLOOR AREA : 6341 sq.ft. (589.1 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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**LR** Finance

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**Tenure** - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.



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