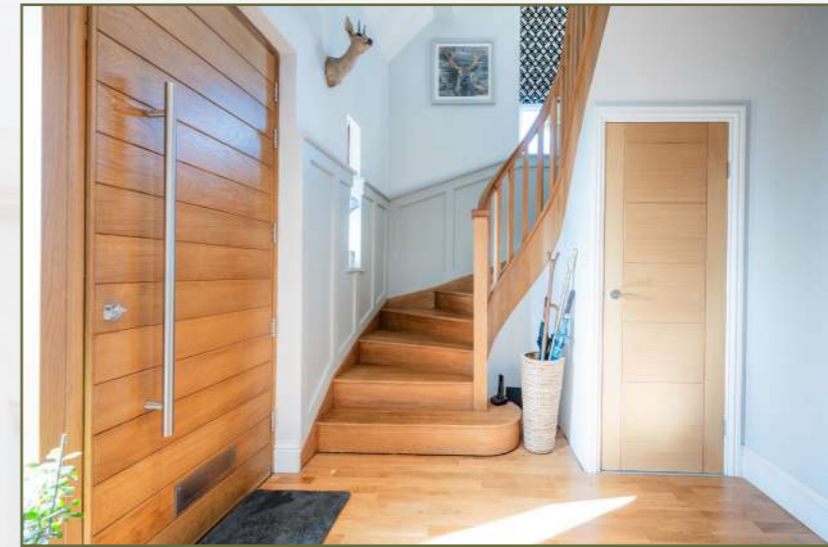




Wood Lane

Parbold

WN8 7TH



## Country Calm On The Edge Of The Village

Tucked away along one of Parbold's most coveted addresses, this handsome, four bedroom, detached home combines countryside calm with superb everyday convenience, offering a rare blend of luxury, flexibility and privacy. Set gently back from Wood Lane and elevated above the lane, the approach to the house feels calm and understated, its raised position overlooking the Douglas Valley, giving a subtle sense of space and openness as you arrive. The frontage is soft and welcoming, with neat lawns, mature planting and thoughtfully designed borders that wrap the house in greenery and give it a pleasantly relaxed feel. There is ample space to park several cars with ease, making life simple for busy households and visiting friends alike, it feels every inch the rural retreat, yet remains within easy reach of the village, station and motorway links.

## A warm welcome within...

Step inside and a bright, central hallway introduces the home with warmth and scale. The eye is drawn to a bespoke hand-crafted oak staircase, a striking centrepiece that hints at the quality and craft woven throughout the interior. From here, the ground floor flows effortlessly into a series of versatile reception spaces, each finished with calm neutral tones and high-quality materials.



  
Wood Lane





## Elegant Everyday Living

The main lounge offers a refined yet relaxed setting, perfectly sized for both cosy evenings and more formal entertaining. Large windows draw in natural light and frame glimpses of the gardens, creating an easy connection with the outside space. Additional reception rooms provide further flexibility, whether styled as a formal dining room, media lounge, playroom or home library, these spaces adapt effortlessly as life evolves.

At the centre of the house sits an impressive open-plan family dining kitchen, designed as a true everyday hub. Bespoke wall, base and tower units are paired with premium contrasting worktops and a central island, creating a sleek, practical workspace with ample storage and preparation space. Integrated appliances deliver all the functionality expected in a home of this calibre, while a relaxed living area with multi-fuel log-burning stove brings warmth and atmosphere. The adjoining dining zone is perfect for relaxed family suppers or larger gatherings, with the whole space arranged to encourage conversation, cooking and connection.

## Versatile Wing: Annexe, Office or Guest Suite

Tucked to one side of the house, a self-contained ground floor wing offers exceptional versatility. Currently arranged as a bedroom or snug with its own kitchen area and shower room, it lends itself beautifully to multi-generational living, long-stay guests or an independent teenager's suite. Equally, it could work superbly as a private office or studio, with its own sense of separation yet still firmly part of the home. A practical boot room and separate WC complete the ground floor amenities, ideal for muddy walks, dogs and day-to-day family life.



  
Wood Lane











## Principal Suite Sanctuary

The principal bedroom has been thoughtfully extended to create a luxurious suite, offering a calm retreat at the close of each day. A dedicated dressing area with fitted wardrobes provides excellent storage and a boutique feel, while the opulent en-suite features a walk-in shower, dual vanity basins and high-end tiling. This is very much a grown-up escape, with views that reach out over the surrounding countryside and change gently with the seasons.



  
Wood Lane







## Guest Bedrooms With Views

Two further double bedrooms continue the sense of comfort and quality, each benefiting from its own stylish en-suite. Thoughtful layout and generous glazing ensure every room enjoys far-reaching aspects over open fields and rolling landscape beyond Parbold. The overall feel is serene and restful – ideal for children, guests or a mix of both.







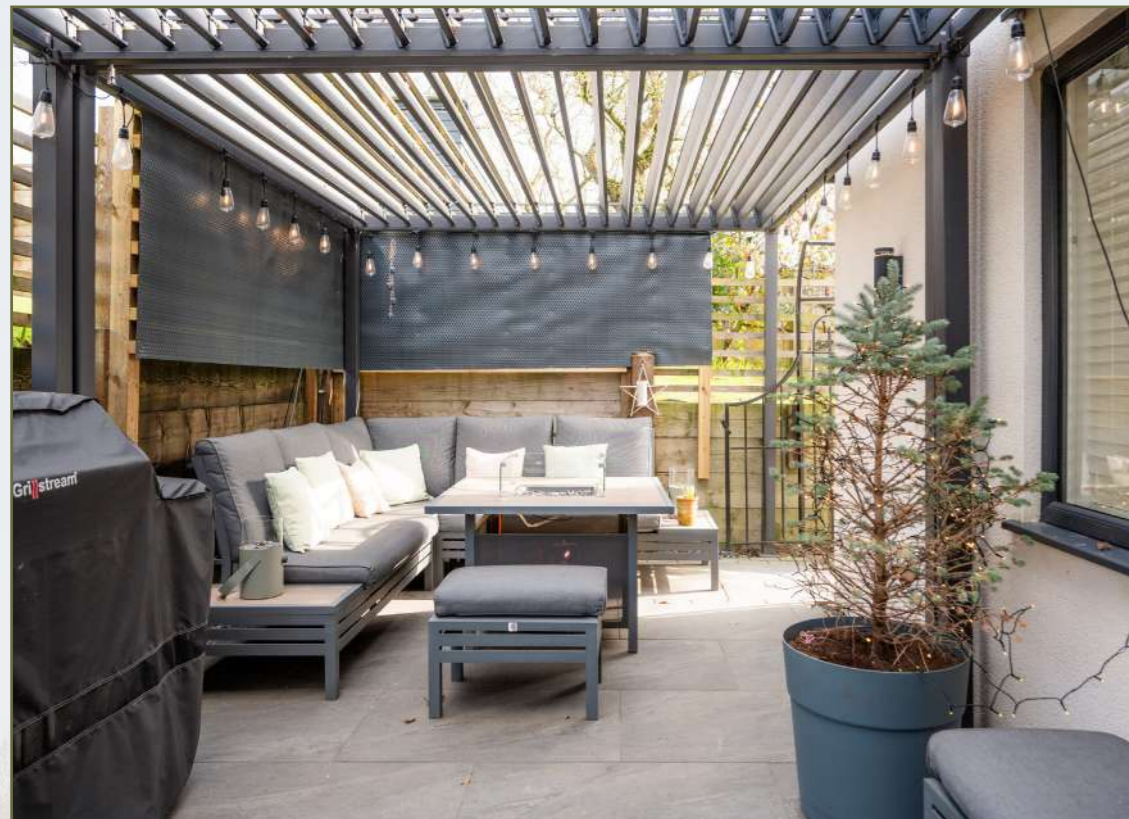
## Wrap-Around Gardens & Open Fields

Set back from Wood Lane and elevated above the lane, the house sits comfortably within its plot, with a broad driveway providing relaxed parking for several cars without feeling crowded. There is an easy sense of arrival here, plenty of space for day-to-day coming and going, visiting friends and family, or a line of cars on a busy weekend, all set against a soft backdrop of lawn and mature planting to the front.

To the rear, the outside space really opens up, with wrap-around gardens that allow the house to spill naturally into the landscape. A series of paved terraces and patios step out from the main living areas, creating lovely outdoor space for morning coffee, long lunches and evenings that stretch late into the night. Covered sections provide welcome shelter on drizzly days or when the sun is at its strongest, meaning barbecues and gatherings aren't dictated by the forecast.

One of the terraces is perfectly placed for a barbecue or outdoor kitchen set-up, here, there is ample room for a generous dining table, loungers and pots with seasonal planting, with the space lending itself just as well to a family get-together as it does to a quiet midweek supper for two.

Beyond the hard landscaping, lawns roll gently away from the house, wrapping around to the sides and creating that invaluable sense of space for children, pets and games. Deep borders, mature shrubs and established trees edge the grass, softening every boundary and delivering colour, texture and interest throughout the year. Thoughtful planting provides natural screening too, so even with the wide open outlook you still enjoy a reassuring feeling of privacy. Continued...



### *Continued...*

The views are a constant presence. From the terrace at the front of the home your eye is drawn across open fields and out towards the Douglas Valley, with big skies and shifting light giving the property unique aspects for the location. It's a setting that works as hard on a bright winter morning as it does on a long summer evening when the last of the sun lingers over the fields.

There are quieter corners too: tucked-away seating spots for a book, a bench at the end of the lawn to catch the last of the rays. The wrap-around nature of the grounds means you can follow the sun, the shade or simply the mood of the day, always finding a corner that suits.

Altogether, the outside of this home feels considered but not over-manicured, beautiful, practical, genuinely usable space that invites you out at every opportunity, whether that's to light the barbecue, let the children and dogs run or just stand for a moment and take in the view



## In the owners' words

We love that we're tucked away enough to feel properly "out in the country", but can still stroll down into the village in ten minutes or so for a coffee, a bite to eat or a pint. On a clear evening we'll sit out on the terrace and just watch the light change over Parbold Hill - it never gets old and it's incredibly peaceful. The walks from the door are brilliant too, whether it's a quick loop with the dog or a longer wander across the fields, you don't really need to get in the car to feel like you've escaped...



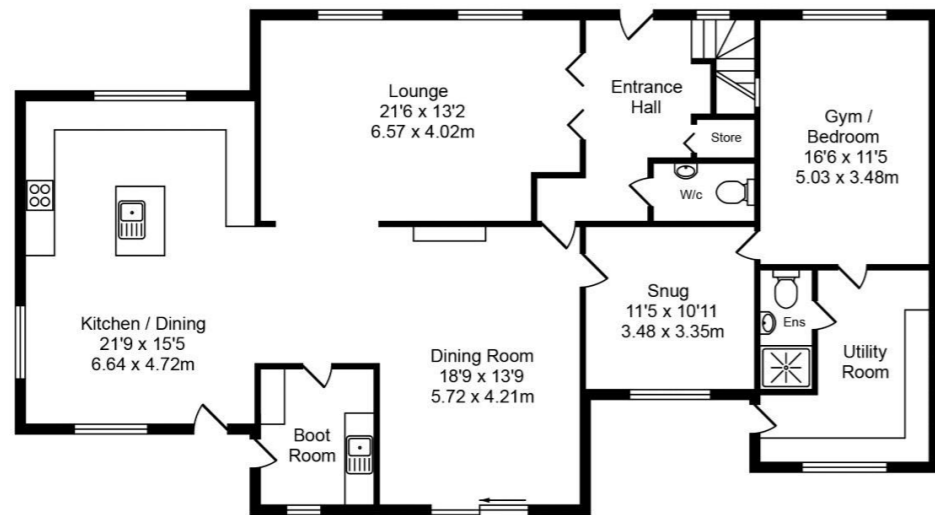
... At the same time, having the station and motorway links so close means work and trips into Manchester or Liverpool are dead easy, which has been a big plus for us. The separate ground-floor bedroom has also been a godsend, family and friends can come to stay, have their own space and come and go as they please, but we're all still under one roof.



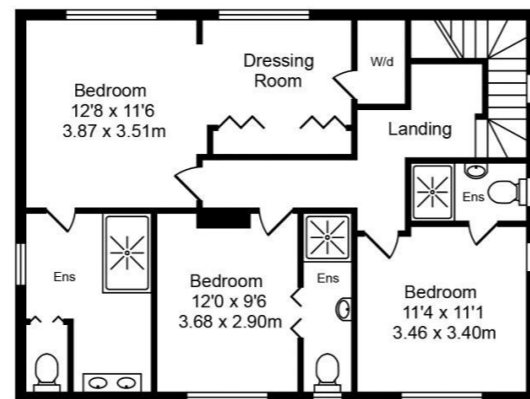
# HOUSE & HERITAGE

Total Approx. Floor Area 2535 Sq.ft. (235.5 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor  
Approx. Floor Area 1690 Sq.Ft (157.0 Sq.M.)



First Floor  
Approx. Floor Area 845 Sq.Ft (78.5 Sq.M.)



- Elevated detached home with views across the Douglas Valley and towards Parbold Hill
- Highly sought after Wood Lane position on the edge of Parbold village
- Generous private driveway with ample parking for several vehicles
- Stylish open plan family dining kitchen with central island and log burning stove
- Multiple reception rooms offering flexible spaces for everyday living and entertaining
- Self contained ground floor wing ideal as annexe, guest suite, office or teenager's space
- Luxurious principal bedroom suite with dressing area and contemporary en suite
- Two further double bedrooms, each with its own en suite and countryside outlook
- Beautiful wrap around gardens with terraces, covered seating and dedicated barbecue areas
- Within walking distance of village amenities, canal walks and Parbold station, with excellent links to the M6 for Manchester, Liverpool and Preston

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Parbold, where village and countryside meet

Parbold is one of those rare villages that manages to feel both tucked away and wonderfully connected, a place where everyday life comes with a constant backdrop of big skies, rolling fields and the soft outline of Parbold Hill. Centred around the Leeds-Liverpool Canal and the River Douglas, it has a true sense of place: pretty bridges, towpath walks and waterside views that change with the seasons, yet a village heart that is very much lived in rather than just looked at.

At its core, Parbold offers everything you would hope for in a Lancashire village. There are independent cafés for coffee and cake, popular pubs and restaurants for Sunday lunches and evening dining, and a good mix of useful everyday amenities: from local shops and a post office to hairdressers and medical facilities. It is the kind of place where you can walk down for a lazy brunch, nip out for last minute essentials, or meet friends for a drink without ever needing to get in the car.

For families, Parbold holds strong appeal. Well regarded primary schools and accessible secondary options nearby make school runs straightforward, while the village's quiet streets, green spaces and close knit community create a reassuring environment for children to grow up in. Weekends are easily filled with muddy walks, bike rides along the canal, football in the park or trips up Parbold Hill to take in the panoramic views across the Douglas Valley and beyond.



Despite the countryside feel, Parbold is extremely well connected. The railway station offers direct services towards Manchester and beyond, road links to the M6 and wider North West are close at hand too, so reaching Liverpool, Preston or further afield is refreshingly simple. It is this blend of rural calm and transport convenience that keeps Parbold perennially in demand.

# HOUSE & HERITAGE



*Wood Lane*  
Parbold