

Offers Over £460,000



Armitstead
Barnett

Grimshaw Green Lane, Parbold, Wigan, Lancashire, WN8 7BB





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Offers Over £460,000

- Charming 1870s period cottage.
- Three bedrooms and two reception rooms.
- Highly sought after and accessible village location.
- Offered with no chain delay.
- Driveway parking and integral single garage.
- Delightful gardens to the front and rear.





Nestled in an idyllic and peaceful setting, this delightful three-bedroom cottage effortlessly blends period charm with practical living. Brimming with character, the home showcases sash windows and timeless features throughout. Lovingly maintained and thoughtfully updated, the home exudes warmth and character from the moment you arrive, with two beautifully presented reception rooms, and a farmhouse style kitchen offering a well-proportioned and flexible layout ideal for both family living and entertaining.

Beyond the charming exterior, entry to the property is taken via an enclosed and attractive tiled front porch that sets the tone for what lies within. From here, entry is taken in the lounge which boasts a front facing window allowing plenty of light to flow around the room. The lounge has a feature fireplace which provides a cosy and focal point to the room along with cream carpet and pendant and wall lighting.

At the heart of the home lies a warm and ambient farmhouse-style kitchen, full of rustic charm and functionality. Whether it's preparing everyday meals or baking with the family, this space offers a homely, inviting atmosphere that makes everyday moments special. The kitchen boasts a stunning Rayburn stove set within a beautiful inset surround. There are a range of integrated appliances as well as a Belfast sink and space for a central dining table. Off the kitchen is a useful utility room with base units, worktop and a space for a washing machine. Off the utility can be found a handy WC with traditionally styled fittings.

To the rear, a bright and airy sun room provides uninterrupted views of the beautiful garden, seamlessly blending indoor and outdoor living.





Moving upstairs, the home boasts three spacious double bedrooms, each thoughtfully decorated to maintain a period feel. The principal bedroom is of a good size, with cream carpet, pendant lighting and a front facing window. The principal bedroom benefits from a private ensuite, offering a luxurious four piece suite to include bath, corner shower, wash hand basin and WC.

The remaining two bedrooms are double in nature and again boast cream carpet, sash windows and wall mounted light fittings.

The family bathroom offers a classically styled three piece suite to include panelled bath with shower over, WC and freestanding sink. There is a traditional towel warming radiator as well as spot lighting overhead.

Step outside and you will find a wonderfully presented rear garden, a peaceful haven perfect for enjoying long summer evenings or leisurely weekend mornings. There is a recently laid patio area offering various seating areas along with a charming and original brick-built outbuilding which provides useful storage and workshop space. The rear lawn has been recently renewed and features well manicured grass with flower borders to all sides along with a pear tree and seating area to the rear.

To the front of the property can be found a delightful garden with ornamental flowers and shrubs to include buddleia bushes, hydrangeas and lavender hedges. There is a well presented block paved driveway leading to the integrated single garage with electric up-and-over door which adds to the home's practicality and appeal.

Whether you are searching for a countryside escape, a character-filled family home, or a unique property full of heart, this exceptional cottage delivers and presents a rare opportunity to acquire a home that's as beautiful as it is functional – all set in an enviable and truly stunning location.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

Please note: Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking allocated and number of spaces : Driveway parking and attached garage.

Construction Type : Brick under slate.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : Within the LANCS Coal Mining Reporting Area. Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Ultrafast broadband available in the area

Mobile signal: Good outdoor, variable in home signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: West Lancashire Borough Council **Council Tax:** Band C

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : tunnel|sensitive.tulip

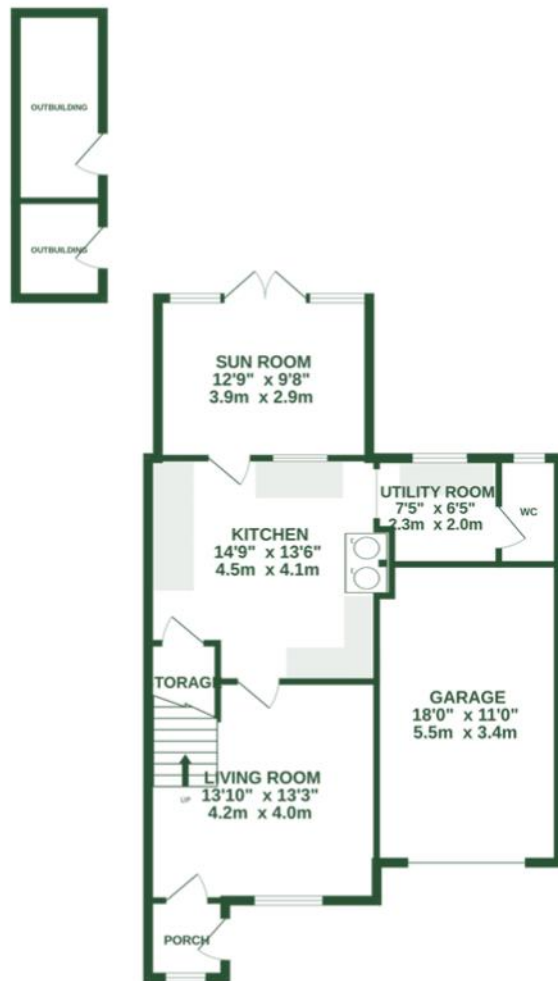
Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 1415 sq.ft. (131.5 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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Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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