



Paynton
Higher Lane, Dalton



Bespoke design house...





Where harmony, light and nature embrace

Set in a fabulous position in rural Dalton, West Lancashire this distinguished detached residence exudes all the timeless charm and tranquility you'd expect from a country home. Crafted in 2025 by a highly respected local bespoke builder, the property enjoys a commanding position on Higher Lane, with large gardens and delightful rural outlooks that invite you to slow down, breathe deep, and soak up the luxuries of English country life.

Step inside to nearly 3000 square feet of beautifully appointed living space designed with both elegance and comfort in mind. From the moment you enter, you're greeted by a welcoming hall that leads to a grand living room, perfect for hosting family gatherings by the fire, and a tucked-away study, just right for those moments of quiet reflection or creative work. The heart of the home is the showstopping kitchen, adorned with handcrafted cabinetry in a serene sage green, gleaming copper hardware, and a central island finished in natural wood tones. Sunlight pours through generous windows, illuminating the kitchen and adjoining family area, ideal for relaxed breakfasts and lively dinner parties alike.

Also on the ground floor, discover a versatile double bedroom, a practical utility space, and a three piece shower room, blending flexibility with everyday convenience. Ascend to the first floor where three further bedrooms await, including a captivating master suite. The principal retreat boasts an en-suite bathroom of pure indulgence, with a freestanding bath positioned beneath twin skylights, a walk-in rainfall shower, and dual vanity sinks, each detail thoughtfully curated to create a haven of pure serenity. Two additional double bedrooms and a stylish separate family bathroom complete the accommodation.

Beyond the house itself, the large plot offers abundant gardens, ample private parking, and a detached double garage. For those with grander ambitions, **an additional parcel of land is available by separate negotiation, perfect for expanding your vision or cultivating a homegrown orchard. The land is situated adjacent to the home across Higher lane and extends to approximately half an acre.**

The property also enjoys the added comfort and efficiency of underfloor heating throughout, complemented by an eco-friendly air source heat pump that provides sustainable and cost-effective warmth year-round. With every finish of the home reflecting devotion to craft and country sensibility, from the tactile kitchen palette to the spa-like en-suite sanctuary, this home captures the essence of elevated, bespoke country living. A rare opportunity awaits to make your own chapter in an exceptional rural setting that's as welcoming as it is refined.

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Blissful light filled spaces...









Beautiful country living...



Crafted for Country Living, Designed for Everyday Delight.

The heart of this remarkable home is its bespoke, handcrafted kitchen and open plan living area. This is a space where thoughtful design and timeless style come together to embody the very best of country living. As you step inside, you find cabinetry crafted in a gentle sage green, complemented by elegant copper handles, inspired by the natural tones of the Lancashire countryside. At the centre lies a kitchen island in natural wood, topped with a pristine quartz worktop, providing the perfect spot for morning coffee or weekend gathering.

A focal point in the kitchen is the beautifully made overmantel above the cooker area, set against a backdrop of classic veined marble. It combines rural sophistication with a contemporary edge, creating a feature that's both practical and stylish. The open plan living and dining area is filled with light, spacious and perfectly suited for both relaxing and entertaining. Oversized porcelain tiles and subtle recessed lighting add to a feeling of warmth and comfort.

Beyond the kitchen, the utility room is every bit as attractive as it is functional. Here you will find more of the bespoke cabinetry, copper fittings, and a clean layout, all making laundry and household chores an easy pleasure. With its useful rear entrance, ample workspace and smart storage, this is a utility that combines beauty with efficiency.

This kitchen and living space has been designed to inspire and to work seamlessly for day-to-day life. Every detail has been carefully chosen, every finish reflects a devotion to quality, craft, and the spirit of rural living

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Sleep in beauty...



Your Sanctuary of Space, Light and Luxury.

Spanning the full width of the home, the master bedroom is an indulgent retreat, expertly designed to evoke tranquillity and comfort at every turn. Dramatic vaulted ceilings and crisp architectural lines frame a room that basks in natural light throughout the day, with a statement window drawing the eye to serene rural vistas just beyond. Elegant wardrobes are seamlessly built in along one wall, offering generous storage that maintains the calm, uncluttered aesthetic of this peaceful sanctuary.

Soft, neutral carpeting underfoot gives the room a welcoming warmth, while the soothing palette of restful blue and gentle grey creates an atmosphere made for restful nights and gentle mornings. This expansive space provides the perfect canvas for both relaxed evenings and luxurious lie-ins.

The adjoining en-suite elevates daily rituals into moments of pure pleasure. Step through to find a spa-inspired haven that blends sophisticated tiling, dual rainfall showers, and a statement freestanding bath beneath rooflights, inviting you to unwind bathed in natural light. With a floating double vanity, sleek fixtures, and underfloor wood-effect porcelain tiles, this is a bathroom crafted for indulgence, seamlessly extending the sense of sanctuary found in the master suite.

This is a bedroom sanctuary where every element, from peaceful proportions to luxury specification, is designed to deliver true everyday comfort and style.

At the end of the gallery landing, two further bedrooms await, each thoughtfully arranged with ample floorspace, integrated wardrobes, and the added advantage of discreet eaves storage that makes the most of their charming architecture. Neutral décor, soft carpets, and statement windows curate bright, restful spaces that promise comfort and flexibility for family, guests, or a dedicated home office. The gallery landing itself provides both a sense of grandeur and practicality, brightened by rooflines and open sightlines across this upper level.

Serving these bedrooms is a stylish family bathroom finished to an exceptional standard. The space features a walk-in rainfall shower with contemporary tiling, a modern freestanding bath set beneath a sloped ceiling, a smart vanity, and chrome heated towel rails. The beautiful wood-effect porcelain tiles and tranquil neutral palette create a calming retreat for the busy household.

Every bedroom on this floor benefits from useful eaves storage, allowing clutter to be hidden and the calm sense of space to remain at the heart of each room. The gallery landing not only connects these inviting bedrooms and bathrooms, but enhances the overall sense of light and openness within the home.

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Crafted without compromise...





A peaceful presence in the landscape

Dalton is a picturesque rural village nestled in the heart of West Lancashire, where timeless countryside charm meets a peaceful community spirit. Surrounded by undulating fields and ancient woodland, the area is dominated by the landmark Ashurst Hill, with its historic beacon crowning stunning long-range views across countryside to the coast. Dalton offers a tranquil setting that feels far removed from everyday bustle, while remaining convenient for local amenities and nearby centres including Ormskirk and Parbold village.

Positioned on an extensive private plot, this exceptional property embraces the outdoor lifestyle with beautifully landscaped gardens and generous lawns. The setting is enhanced by numerous patio areas, perfect for relaxing, entertaining or simply enjoying the Lancashire sunshine. A substantial driveway provides extensive parking for multiple vehicles and leads to a detached double garage, creating the ideal environment for both family living and guests.

An additional parcel of land is available by separate negotiation, perfect for expanding your vision or cultivating a homegrown orchard. The land is situated adjacent to the home across Higher lane and extends to approximately half an acre.

From the elevated outlook and high-quality fencing that maximises privacy and border the property, every detail reflects the best of village life in this desirable part of West Lancashire. This is a rare opportunity to secure a home with outstanding external space, all within easy reach of the North West's finest countryside.

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HOUSE & HERITAGE

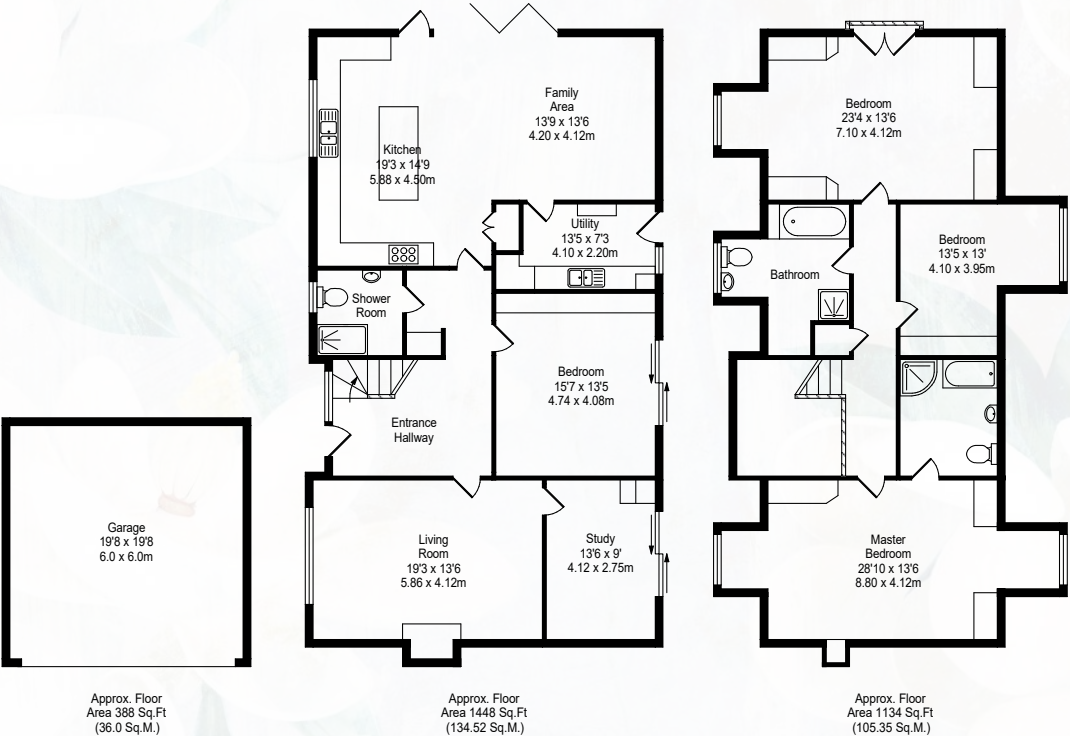
- Newly built detached family home on a large private plot.
- Highly regarded bespoke local builder and premium finish throughout.
- Four spacious bedrooms, including an indulgent master suite with luxurious en-suite.
- Under floor heating throughout the ground floor & Air source heat pump
- Bespoke handcrafted kitchen with quartz worktops and copper fittings.
- Expansive open plan family and dining area flooded with natural light.
- Additional half an acre plot available by separate negotiation
- Versatile ground floor double bedroom and separate study.
- Stylish bathrooms with contemporary tiling, walk-in showers, and freestanding baths.
- Multiple patio terraces and extensive landscaped gardens perfect for entertaining.
- Generous driveway parking and a detached double garage for vehicles and storage.
- Beautiful rural Dalton setting, close to countryside walks and amenities with adjacent plot available by separate negotiation.



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Total Approx. Floor Area 2970 Sq.ft. (275.87 Sq.M.)

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



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