



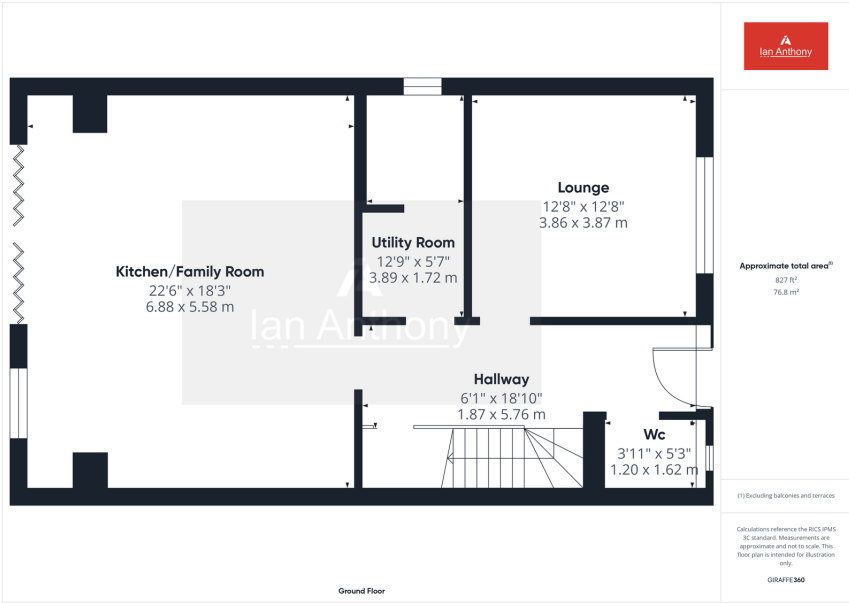
**Ian Anthony**  
The Estate Agents



Scarisbrick, Lancashire, L40 9QN

Guide Price £475,000

3 2 2



COMING SOON...

An Exclusive Opportunity in Scarisbrick  
Ready to Move In – July 2025

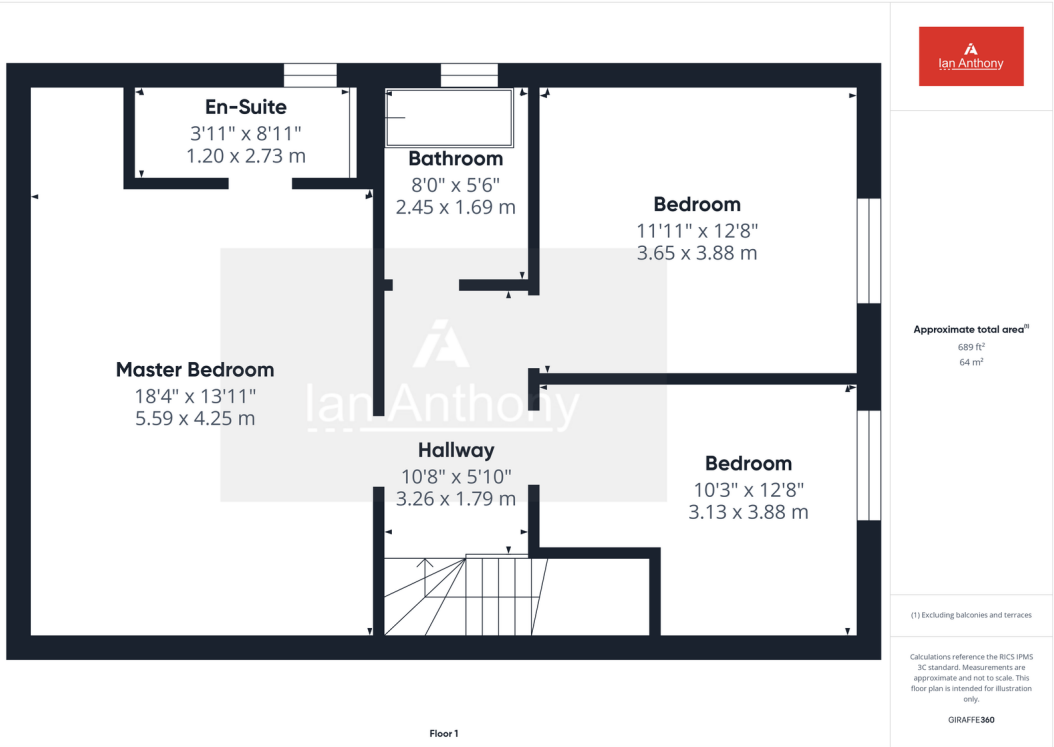
Nestled in an exceptional semi-rural location adjoining Bescar Lane Station, these elegantly crafted detached residence offer the pinnacle of modern living—where seamless connectivity meets the serenity of open countryside. Newly built by a well-known local builder, homes in this location are a true rarity, presenting a truly unique opportunity for discerning buyers. With just four properties becoming available, this exclusive development offers the rare chance to be the very first to enjoy this exceptional setting. Ready for occupation in July.

Boasting three generously proportioned bedrooms, these stylish homes combine spacious interiors with contemporary finishes, thoughtfully designed to complement a sophisticated lifestyle. The flowing layout is bathed in natural light, highlighting its high-spec detailing and meticulous attention to design.

Step outside into a sizeable, sun-drenched garden—a private sanctuary perfect for entertaining, relaxing, or simply enjoying the changing colours of the surrounding rural landscape. With vast open fields stretching to one side, and direct transport links via the adjacent station on the other, this location offers the best of both worlds: idyllic semi-rural tranquillity paired with effortless access to Liverpool, Southport, and beyond.

This is not just a home; it's a lifestyle—a rare gem in a highly desirable setting, combining exclusivity, elegance, and everyday convenience. A properties of this nature are not often available and are not to be missed. Early viewing is highly recommended to avoid disappointment.

Don't miss your chance to own a distinctive piece of Scarisbrick's most connected countryside.





- NEW DEVELOPMENT
- LEGAL FEES INCLUDED
- READY MID JULY
- 3 LARGE BEDROOMS
- OFF STREET PARKING
- 4 DETACHED PROPERTIES AVAILABLE
- FAST FIBRE FOR ALL HOUSES
- FLOORING INCLUDED
- EXCEPTIONAL TRANSPORT LINKS
- SIZABLE GARDEN

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

5 Burscough Street, Ormskirk, Lancashire, L39 2EG

Tel: 01695 580888 Email: [enquiries@iananthonyestates.co.uk](mailto:enquiries@iananthonyestates.co.uk) <https://www.iananthonyestates.co.uk>