



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Bescar Lane

Ormskirk, L40 9QR

**Offers In The Region Of £650,000**

Flexi Agent are delighted to present a rare and exciting opportunity to acquire a truly stunning four bedroomed barn conversion located on the sought after semi rural and leafy Bescar Lane in Scarisbrick.

Set comfortably back from the road and approached via a secure driveway to the front accessed through full height electric gates and brick entrance and surrounded by a 6 foot invisible security fence and hedge, this beautifully renovated property combines original features retained from the barn structure with light modern and contemporary aesthetics to produce this truly unique and spacious family home.

The entrance to the property is through an open porch with reclaimed oak beams and pitched slate roof. The hallway is bright and inviting featuring a wooden floor and provides internal access to the double garage with fully electric door. Stairs go up to the first floor and there is access the large main living room which features an exposed brick chimney breast and a log burning stove set in an open stone fireplace. Both ends of the room have large floor to ceiling glass set into the original barn door spaces with the rear being full width bi folding doors leading into the fantastic private and enclosed entertaining space with large patio in the rear garden.

The hallway further accesses the large modern dining kitchen which originally housed the stables to

- Four bedroom semi detached
- Circa 2792 sqft
- Semi-rural location
- Spacious lounge
- Modern kitchen diner
- Master bedroom with ensuite
- Seating / entertainment area
- Beautiful gardens
- Large gated parking space & garage
- Viewings available upon request

### Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



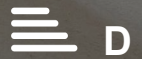
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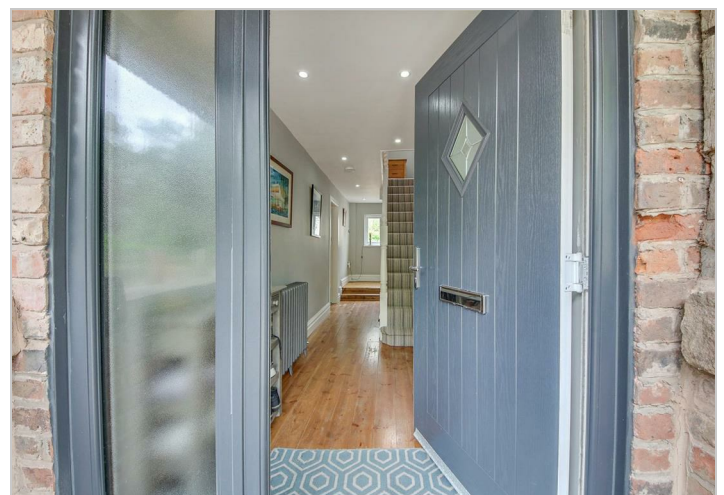
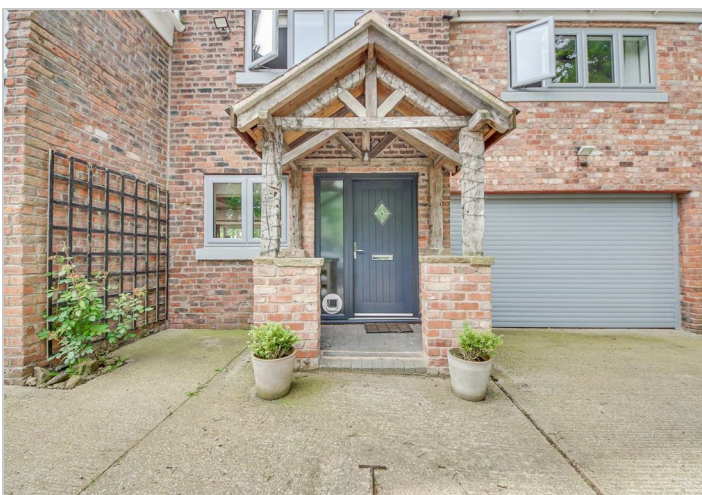
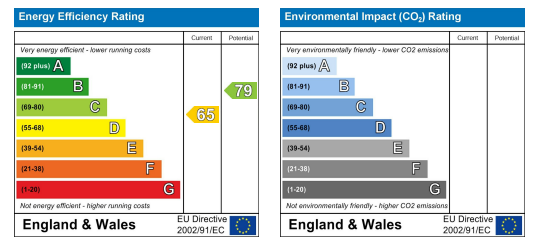
## Floor Plan



## Area Map



## Energy Efficiency Graph



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