



**1 Clyffes Farm Close
Scarisbrick, Ormskirk, L40 9SB, £915,000
'Subject to Contract'**



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Southport's Estate Agent

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Extended, modernised, and much improved to the current owner's exacting standards, this exceptional five-bedroom detached family residence offers a rare opportunity to acquire a home of style, space, and superb quality in a sought-after semi-rural location. Set amidst rolling farmland and mature surroundings, the property blends contemporary living with a tranquil countryside lifestyle. At the heart of the home lies a stunning open-plan living, dining, and kitchen area—a true centerpiece designed for both everyday family life and sophisticated entertaining. This magnificent space seamlessly connects to the beautifully established and private gardens, offering idyllic views and a perfect flow between indoors and out. Accommodation comprises five generously proportioned bedrooms, two of which benefit from luxurious en-suite facilities. The master suite is particularly impressive, featuring a stylish en-suite bathroom and a walk-in wardrobe, providing both comfort and convenience. The gardens are a definite feature, extensive, private and mature with secure gated parking for several vehicles and access to double width integral garage. The property enjoys a peaceful and private setting while remaining perfectly positioned for excellent commuter links to Liverpool, the market town of Ormskirk, and Southport. The prestigious Scarisbrick Hall School is also just a short distance away, adding to the appeal for families.

Entrance Porch

Outer door with double glazed, stained and leaded inserts matching side windows and tiled flooring. Glazed double doors provide access to reception hallway.

Reception Hall

Turned centre staircase provides access to first floor with twin hand rail, spindles and newel post. Recessed spotlighting. Internal doors lead to main accommodation with separate door to built in cloaks cupboard with useful hanging space, door leads to...

WC - 2.36m x 1.09m (7'9" x 3'7")

Upvc double glazed window, low level WC, vanity wash hand basin with mixer tap and tiled flooring and part wall tiling.

Cinema Room - 4.52m x 3.76m (14'10" excluding bay x 12'4")

Double glazed bow bay window to front of property with recessed spotlighting.

Principle Lounge - 3.78m x 5.69m (12'5" x 18'8")

Coal effect electric fire with marble interior, hearth and surround. Glazed double doors with side screens open to magnificent dining kitchen at the rear.

Magnificent Living Dining Kitchen - 9.45m x 10.24m (31'0" reducing to 19'10" x 33'7" reducing to 20'8" overall)

A most impressive living dining kitchen, ideal for entertaining with picture windows and double door access overlooking and providing access to the delightful rear gardens. There is also double 'Velux' skylights to roof pitch maximising natural light. Dining area open plan to living room with log burning contemporary style stove and useful built in storage cupboards to recess incorporating matwell to tiled flooring. The open plan fitted shaker style kitchen includes a number of built in base units with cupboards and drawers, wall cupboards with under unit lighting and island unit all benefiting granite working surfaces with inset preparation sink and mixer tap and separate one and half bowl sink unit with mixer tap and drainer. A top of the range number of 'Miele' integral appliances include five burner gas hob with canopy style extractor over, electric oven incorporating coffee machine below and separate oven and grill. There is also integral wine cooler and space for American style free standing fridge freezer. Tiled flooring continues with recessed spotlighting and doors lead to both home office and utility room.

Office - 3.89m x 2.74m (12'9" x 9'0")

Upvc double glazed side screen to living dining kitchen, woodgrain flooring, glazed window to side.

Utility Room - 2.77m x 3m (9'1" x 9'10")

Upvc double glazed side window with a range of complimentary base units including cupboards, wall cupboards and working surfaces with single bowl sink unit, mixer tap and drainer. Plumbing available for dishwasher, tiled flooring and further curtesy door provides access leading to...

Double Width Adjoining Garage - 6.96m x 4.95m (22'10" x 16'3")

Access via remote up and over door from front driveway, electric light and power supply and housing 'Valliant' central heating boiler system and pressurised hot water cylinder. The property also benefits from solar panelling with the plant being housed in the garage next to the boiler and cylinder.



First Floor Landing

Recessed spotlighting and loft access.

Master Bedroom Suite - 5.23m x 5.03m (17'2" x 16'6")

Double glazed window overlooks rear of property providing delightful access over rear garden and copse of trees to farmland at the rear. Separate loft access and door to walk in dressing room. Hallway access off bedroom has door leading to ensuite shower room.

Dressing Room - 1.98m x 3.91m (6'6" x 12'10")

Hanging space and shelving, recessed spotlighting.

Ensuite - 2.11m x 2.97m (6'11" x 9'9")

Upvc double glazed window with four piece modern white suite comprising of low level WC, twin vanity wash hand basin with two mixer taps and entry level shower enclosure with plumbed in rainfall with glazed shower screen. Tiled flooring, part wall tiling and recessed spotlighting including ladder style chrome heated towel rail. There is also integral media system.

Bedroom 2 - 3.61m x 4.19m (11'10" x 13'9")

Two Upvc double glazed windows to front, fitted raised bed with useful storage shelving and further door leading to...

Ensuite - 2.11m x 1.91m (6'11" x 6'3")

Upvc double glazed window with three piece modern white suite including low level WC, vanity wash hand basin with mixer tap, illuminated vanity wall mirror, part wall tiling with ladder style chrome heated towel rail and entry level shower enclosure with plumbed in shower and glazed shower screen. Tiled flooring and recessed spotlighting.

Bedroom 3 - 3.78m x 3.02m (12'5" to rear of wardrobes x 9'11")

Upvc double glazed window overlooks rear.

Bedroom 4 - 3m x 3.89m (9'10" x 12'9")

Upvc double glazed window to rear.

Bedroom 5 - 3.61m x 3.51m (11'10" reducing to 8'5" x 11'6" to rear of wardrobes)

Upvc double glazed window to front, woodgrain laminate flooring laid with fitted wardrobes and flyover storage cupboards. Built in storage cupboard.

Bathroom - 2.46m x 3.15m (8'1" overall x 10'4")

Two Upvc double glazed windows to side and four piece modern suite comprising low level WC, twin vanity wash hand basin with double mixer tap and panelled bath with central mixer tap and hand held shower attachment. Corner step in shower enclosure with plumbed in rainfall shower, tiled walls and flooring with ladder style chrome heated towel rail. recessed spotlighting and integral media speaker to ceiling.

Outside

The property is tucked away to a semi rural exclusive cul-de-sac just off Bescar Lane in Scarisbrick includes block paved driveway to front via remote gate access providing off road parking for numerous vehicles and access to double width adjoining garage via remote up and over door. Well screened frontage with hedged borders, loose stone feature, shaped lawn, plants and shrubs. Secure access leads via side of property to rear garden, which in the opinion of the Estate Agent is a most definite feature being well screened and backing onto a copse of trees and farmland to the rear. The property enjoys Indian stone patio and seating area with separate timber built workshop and woodstore with further mature and established borders well stocked with a variety of plants, shrubs and trees.

Council Tax

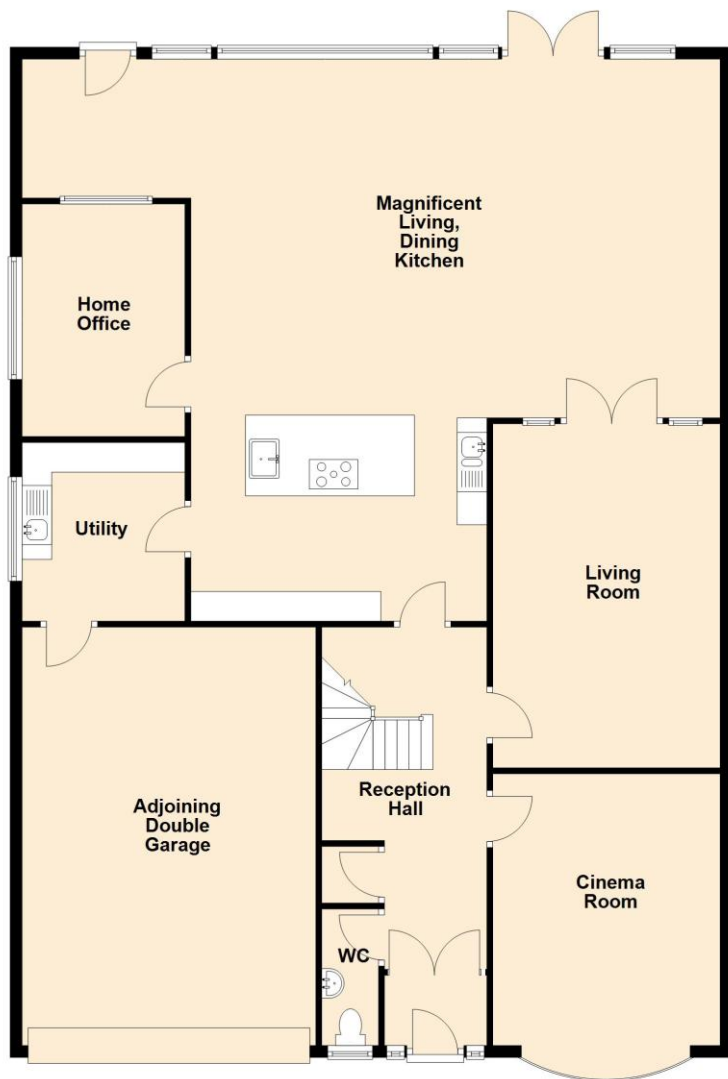
West Lancashire Band F.

Tenure

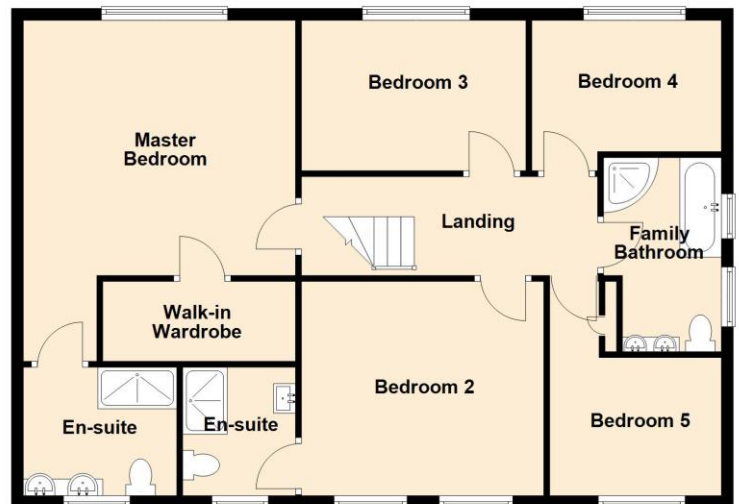
Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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