



**Whiterails Farm House Asmall Lane, Ormskirk, L39 8RA**

**£499,950**







## Whiterails Farm House Asmall Lane, Ormskirk, L39 8RA

A substantial detached Grade 2 listed Farm House set on an impressive 0.30 acre plot (approx.), in a much sought after location on the outskirts of Ormskirk town centre and adjacent to open countryside.

This property has been in the ownership of the same family for at least three generations and is therefore an totally unique opportunity to purchase!

With no chain delay and oil fired central heating system, the spacious accommodation briefly comprises; Entrance hallway, lounge, dining room, sitting room, kitchen, inner hall & rear porch to the ground floor, whilst to the first floor are four bedrooms & bathroom suite. To the exterior are superb private enclosed garden areas to front, side & rear extending to approx. 0.25acre with views over the adjacent countryside. Off road parking is provided by a large driveway area for numerous vehicles whilst the property further benefits from out buildings. .

The property is situated in a popular semi-rural location, on the cusp of the centre of historic Ormskirk and therefore enjoys a very desirable location whilst being ideally situated for numerous local amenities. For commuters the nearby railway and bus stations provide excellent access into Liverpool City Centre and beyond, whilst access to the Motorway Network (M58) is situated within a short drive at Bickerstaffe.

Ormskirk town centre with it's variety of Supermarkets, shops, restaurants and bars, not to mention it's bustling twice weekly markets is also located within walking distance, whilst the award winning Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally.

As we envisage high levels of interest and viewings from the outset, please contact us today to arrange an early viewing.

### ACCOMMODATION

#### GROUND FLOOR

##### HALLWAY

A timber entrance door leads into the main accommodation with doors leading into the living room and further accommodation via the main lounge.

##### LOUNGE

22'11" max x 14'9" (7.01 max x 4.51)

An L shaped main reception to the front elevation with windows to the front, radiator panels, feature fire and fire place, exposed timber ceiling beams.

##### LIVING ROOM

14'5" x 14'1" (4.41 x 4.31)

Window to the front elevation, radiator panels, ceiling lighting and exposed timber ceiling beams.

##### INNER HALLWAY

Stairs lead to the first floor

##### DINING ROOM

14'9" x 11'6" (4.51 x 3.51)

Window to the side elevation, radiator panel, fire and fire place, ceiling light point.

##### FITTED KITCHEN

13'5" x 8'2" (4.10 x 2.51)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces, splash back tiling and tiled flooring. Ceramic hob, electric oven & extractor chimney.

## UTILITY ROOM

7'11" x 5'7" (2.43 x 1.71)

With plumbing for washing machine, window to the rear elevation, timber rear door.

## FIRST FLOOR

### STAIRS AND LANDING

Stairs lead to the main landing area which provides access to all first floor accommodation.

### BEDROOM 1

14'9" x 13'8" (4.50 x 4.19)

Windows to the side and rear elevation, radiator panel, ceiling lighting, storage alcove.

### BEDROOM 2

14'5" x 14'2" max (4.41 x 4.33 max)

Window to the front elevation, radiator panel, ceiling lighting.

### BEDROOM 3

15'11" x 11'5" max (4.87 x 3.48 max)

With feature L shape feature above the main hall. Two windows to the front elevation, radiator panel, ceiling lighting

### BEDROOM 4

8'11" x 8'3" (2.72 x 2.52)

Window to the front elevation, radiator panel & ceiling lighting

## EXTERIOR

### GARDENS

The property benefits from a larger than first anticipated plot with the main garden areas formed by two areas to the side & rear elevations of the main house. Both areas are mainly laid to lawn with gate access and mature ornamental flower, shrub & tree borders. Pathways link these main garden areas with the smaller wall enclosed front garden area.

### PARKING AREA

Directly to the rear of the property there is an ample drive & parking area.

The initial drive leads from the farm entrance road and into a large gravelled parking area which has space to turn and provides parking for numerous vehicles.

## OUT BUILDINGS

Adjacent to and attached to the side gable end wall are two storage sheds both of which benefit from doors and windows.

## MATERIAL INFORMATION

### TENURE

FREEHOLD

### COUNCIL TAX BAND

As per West Lancs Council Website 2023/24

Band: F

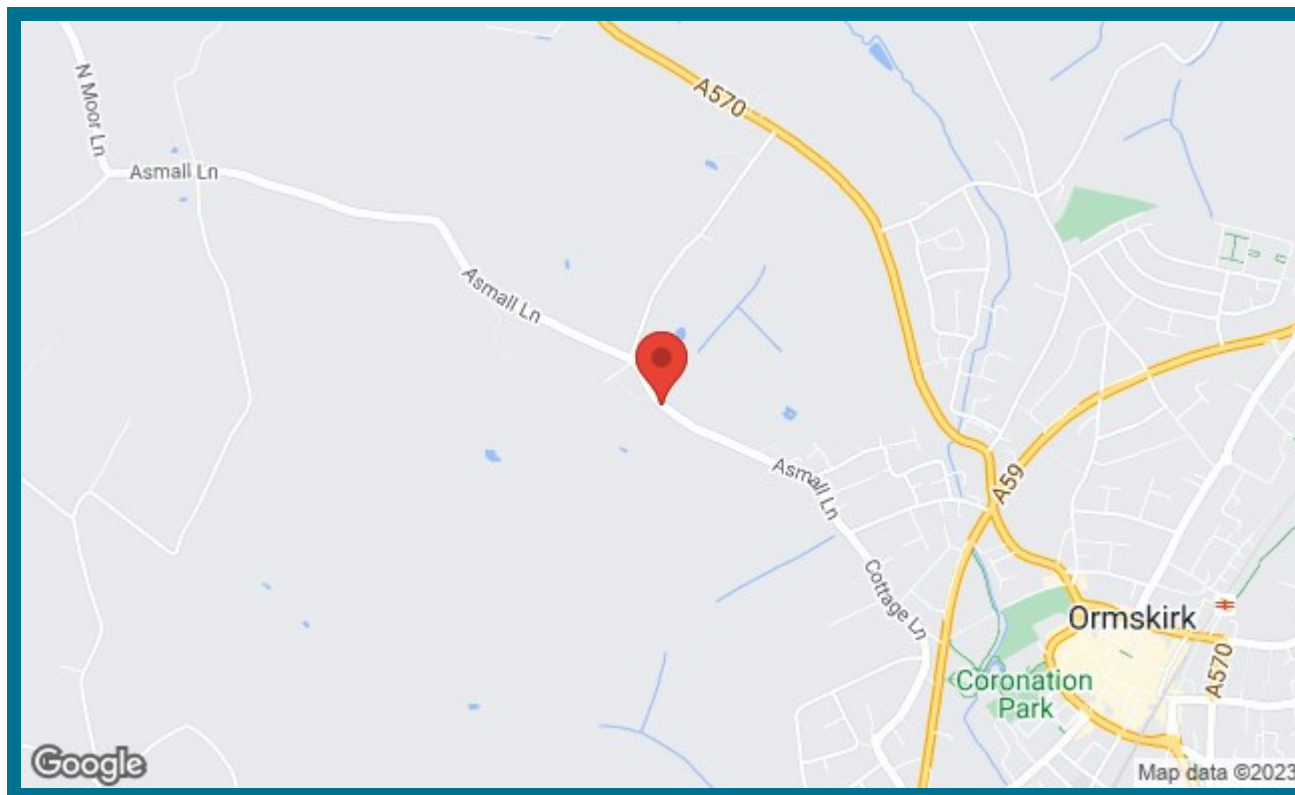
Charge: £3081.5

### GRADE TWO LISTING

INFORMATION VIA WEST LANCS COUNCIL WEBSITE: Confirms the property to be of Grade 2 listing status

### VIEWING BY APPOINTMENT





### **Important Information**

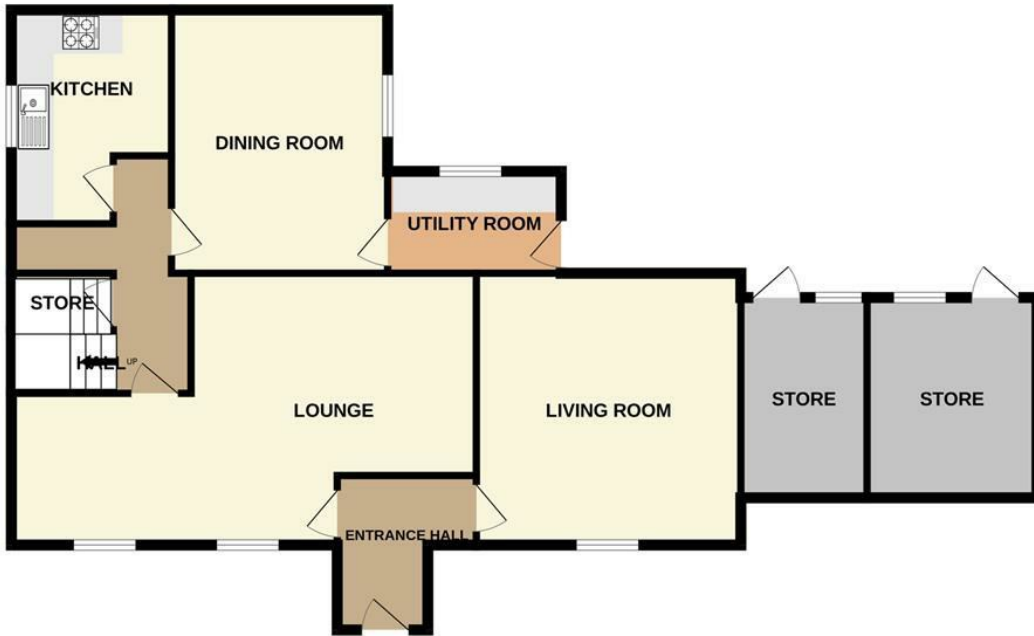
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR  
1091 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR  
871 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 1962 sq.ft. (182.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	







