

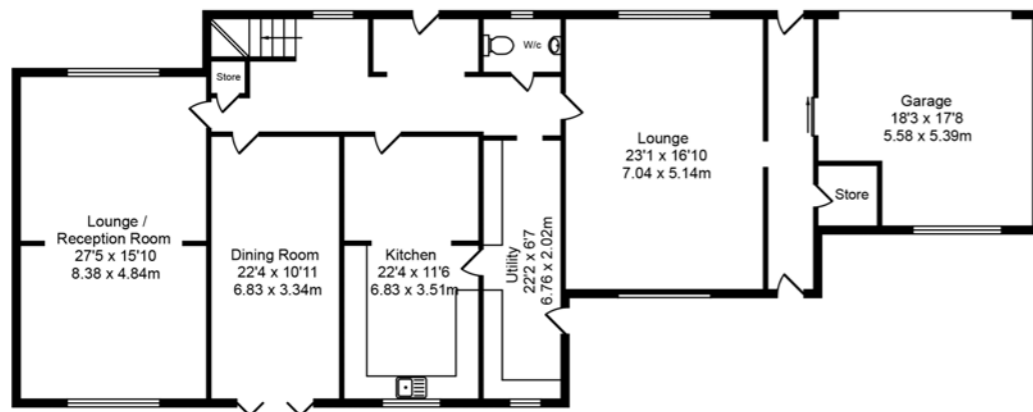
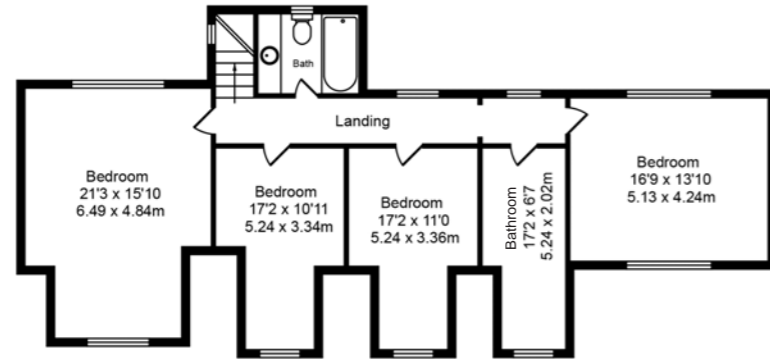


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 3420 Sq.ft. (317.7 Sq.M.)

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



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: H

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are pleased to provide a rare opportunity for countryside living along prestigious Hillock Lane in Dalton, West Lancashire. This four-bedroom detached property, set within a generous plot, offers significant proportions and unparalleled views of the outstanding countryside that surrounds the property.

Whilst in need of cosmetic modernisation, this is a home with immense potential that is clear for all to see. The first floor accommodates four spacious family bedrooms, each providing a delightful outlook over the picturesque fields and countryside. The main family bathroom is also conveniently located on this level.

The ground floor is bathed in natural light and features four generously sized reception rooms. The central kitchen, with its traditional wooden shaker design, boasts ample storage and views over the landscaped garden and beyond. There is potential to extend and create a modern open-plan family living kitchen, subject to obtaining the necessary planning permissions.

Approaching the property, you'll be greeted by an impressive sense of arrival with well-maintained front gardens, abundant off-road parking, and a double garage. The rear of the property offers an extensive flagged patio terrace, perfect for al-fresco dining and entertaining. This opens onto a sprawling rear lawn, complemented by an orchard and bordered by established trees, plants, and shrubs.

With a living space extending to approximately 3,420 square feet, this rural retreat along the sought-after Hillock Lane is an invitation to a lifestyle of comfort and tranquillity. The property enjoys an excellent position, with a host of local amenities, independent retailers and superb transport and commuter links provided in the neighbouring villages. Internal inspection is recommended to fully appreciate the potential and charm this property has to offer. Embrace the opportunity to make this unique house your dream home amidst the serenity of the West Lancashire countryside.

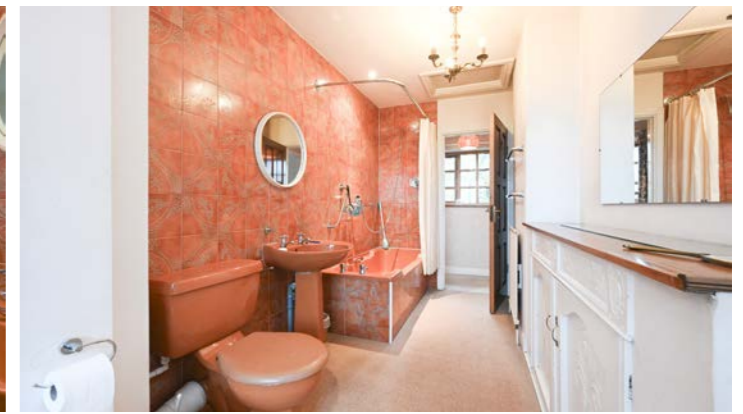




KEY FEATURES

- Detached Property
- Four Bedrooms
- Circa 3420 Square Feet
- Four Reception Rooms
- Immense Potential
- Generous Plot
- Picturesque Surroundings
- Extensive Off-Road Parking
- Double Garage









The line is indicative of the location only boundaries are subject to confirmation with the deeds