

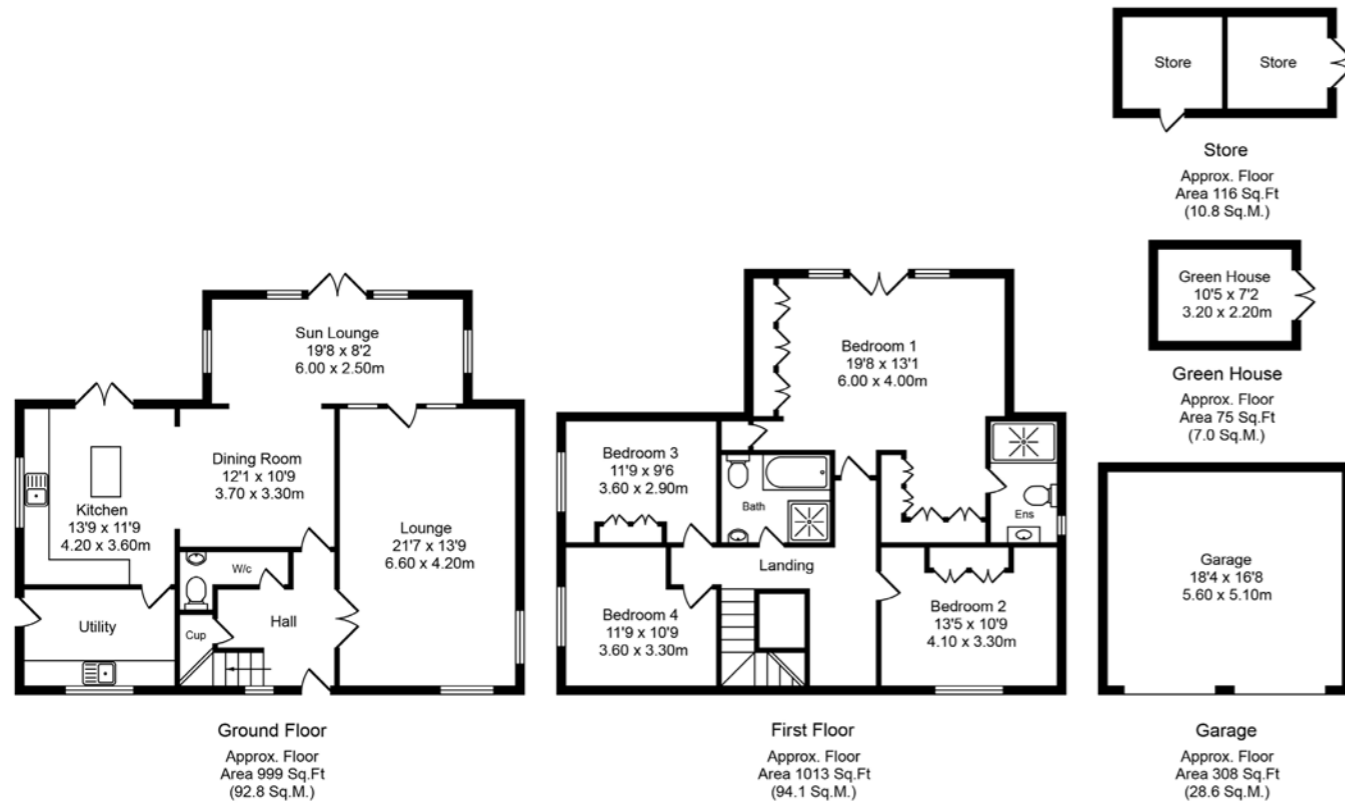


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 Southport: 01704 778668

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 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 2511 Sq.ft. (233.3 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: F

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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](http://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.





Introducing 'Sprodley Brook Farm House' the epitome of countryside chic and luxurious living. Resting on a private two-acre plot encompassing beautifully landscaped gardens and grounds, this exceptional stone built property offers over 2500 square feet of sumptuous accommodation. Thoughtfully extended and meticulously refurbished in 2019, resulting in a seamless blend of historical charm and contemporary elegance, every aspect of the home has been carefully considered, with high-quality fixtures, fittings, and finishes throughout, all carefully chosen to complement and enhance the original features of the property.

The interior has been designed to cater to the varying demands of today's discerning buyers however all the traditional elements of a Lancastrian farmhouse have been retained with many original features helping to create a warm and inviting atmosphere, harkening back to the property's heritage. Alongside these traditional elements, the home seamlessly incorporates modern conveniences and luxurious finishes. The integration of contemporary fixtures and fittings enhances its comfort and functionality and ensures that it meets the demands of modern day living.

Stepping inside, you are immediately enveloped in an ambiance of effortless style and sophistication, tasteful decor & colour palettes serve as a perfect backdrop for both relaxation and entertaining. Brief accommodation highlights include a welcoming entrance hallway, a lounge with a cosy wood burning fire, a sitting room/sun lounge with bi-fold doors out onto the patio and open access through to the dining room which itself is open to the kitchen allowing for seamless interaction between family members or guests while cooking and socialising. The kitchen is equipped with an array of bespoke units with modern appliances, ample storage space, and a centre island that is perfect for quick meals or catching up with loved ones. The property also offers the convenience of a handy downstairs cloakroom/wc, and a utility room provides additional practicality, with extra storage space and laundry facilities.

Upstairs, the first floor consists of four bedrooms, each tastefully decorated and offering a peaceful retreat with three of them having fitted wardrobes. The master bedroom is a true standout, with its soaring apex window that showcases breath-taking open views. The room is spacious and bright, allowing for plenty of natural light to illuminate the space. There is a dressing area and the en-suite bathroom is luxurious, featuring high-end fixtures and fittings, and offers a private and tranquil space to unwind after a long day. The family bathroom is equally impressive, featuring a four piece suite with modern amenities and a stylish design.

Not only does Sprodley Brook Farm House boast an impeccably appointed interior, but its exterior is equally captivating. The gardens have been meticulously landscaped by our clients to create a serene oasis that fully embraces the property's private countryside setting and takes full advantage of the breath-taking open views.

Every detail of the outdoor space has been carefully considered and lovingly crafted. The result is a harmonious blend of manicured lawns and vibrant flower beds creating a picturesque backdrop for outdoor relaxation and enjoyment. Thoughtfully designed seating areas and paved pathways invite residents and guests to explore and savour the tranquil surroundings. The attention to detail and commitment to excellence that is evident throughout the property extends to every corner of the outdoor space. An emphasis on both aesthetics and functionality ensures that this oasis not only delights the eye but also provides practicality for outdoor living and entertaining. Furthermore there is a vegetable garden, a large paddock, extensive parking, a green house, a large timber shed a detached double garage. **Other benefits include central heating, double glazing, underfloor heating to the kitchen and bathrooms, air conditioning to the sun room and main bedroom, electronically operated gated access, outdoor power points and CCTV.**

Located in a coveted countryside setting and nestled alongside 'Fairy Glen' the property offers privacy and seclusion while being well-connected to modern amenities. The nearby towns and villages offer a range of amenities, including shops, restaurants, and excellent schools, ensuring convenience for everyday living.

Whether enjoying the openness and tranquillity of the countryside views, entertaining family and friends in the elegant interiors, or embracing the beauty of the meticulously landscaped gardens, Sprodley Brook Farm House offers an exceptional fusion of traditional allure and contemporary luxury. This residence presents a rare opportunity to experience the best of both worlds, where the rich history of a Lancastrian farmhouse harmoniously coexists with the demands and desires of present-day living.







**KEY FEATURES**

- Exceptional Stone-Built Property
- Private 2-Acre Plot
- Four Bedrooms
- Circa 2511 Square Feet
- Bespoke Fitted Kitchen
- Air Conditioning to the Sun Room & Main Bedroom
- Underfloor Heating to the Kitchen & Bathrooms
- Picturesque Gardens
- Vegetable Garden & Large Paddock
- Electronic Gated Access & Extensive Parking
- Detached Double Garage
- Breath-Taking Open Views

