

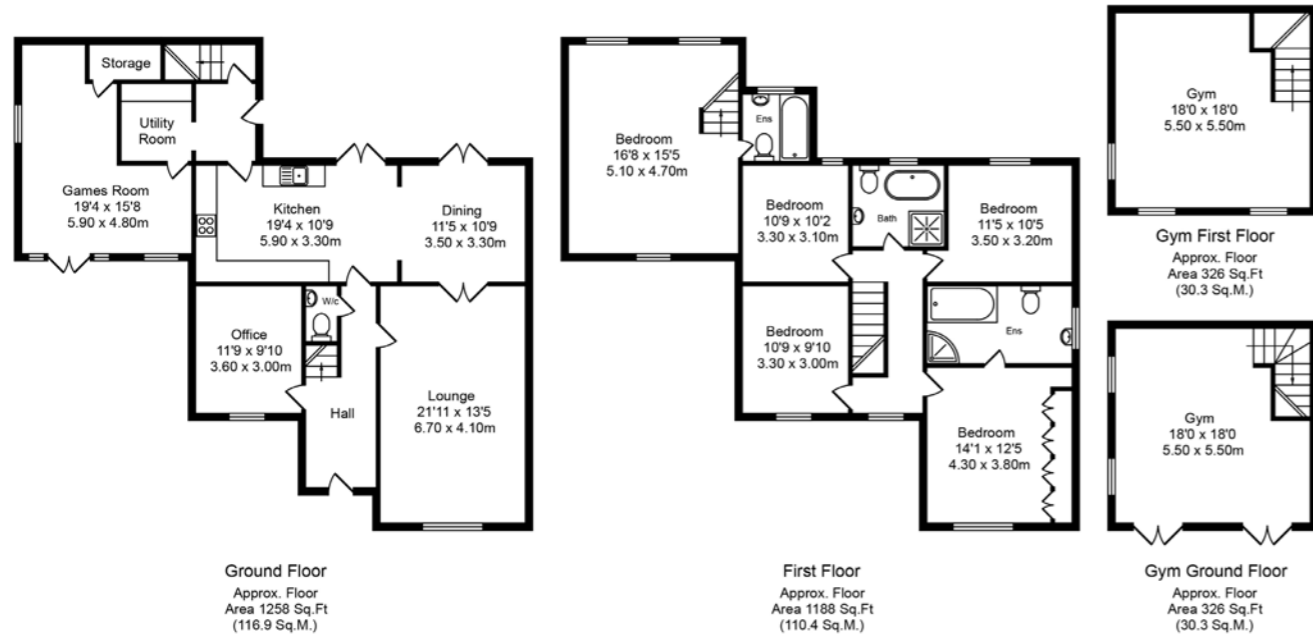


Ormskirk: 01695 570102
Southport: 01704 778668

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 3098 Sq.ft. (287.9 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: E

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. 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 and Phillips are delighted to bring to market a unique opportunity to acquire this stunning five/six-bedroom detached residence, residing within a private and generous plot along the semi-rural Elmer's Green Lane in Dalton, West Lancs.

Privately positioned this stunning executive home perfectly balances countryside living with contemporary convenience. A host of local village amenities reside nearby as do superb transport and commuter links. With several highly regarded primary and secondary schools also falling within the local area, this property would be ideal for working professionals and families alike.

Residing behind secure electric privacy gates and sited well within a generous and established plot, 'Beacon Cottage' promises much and delivers more. An extensive block paved driveway provides off-road parking for multiple vehicles, with access granted via the premium composite front entrance, with a brightly lit and central spacious entrance hallway welcoming you to the property. The front left of the property enjoys a large office which could be repurposed as a snug, whilst adjacent resides a large main living room which is flooded in natural light and decorated to a high level. This in turn flows through to an adjoining dining room via premium oak internal doors which run throughout the property. This ample dining area is flooded in natural light via modern French style patio doors and extends through into an open plan family dining kitchen which enjoys a fully fitted modern kitchen, providing an array of wall, base and tower units and featuring an array of integrated appliances and a freestanding range style cooker. Adjoining this contemporary kitchen is a handy utility room and an impressive rear games room extension.

The first floor enjoys five well-proportioned family bedrooms, all of which are double in size, with a selection of integrated wardrobes and storage facilities provided. The main bedroom enjoys a lavish fully tiled en suite bathroom, as does bedroom two. The internal accommodation is completed with a beautifully finished modern family bathroom which provides a free-standing bath, separate shower, WC and vanity wash hand basin with complementary tiled design.

Externally a detached two storey annex resides adjacent to the main building and has been finished to an equally high standard, providing an abundance of additional utility. The ground floor is presently being utilised as a home gym and is flooded in natural light via two sets of modern patio doors overlooking the rear garden. The first floor enjoys an abundance of potential uses and could be utilised as additional sleeping accommodation, home office or entertainment room.

The rear garden is not overlooked and is generous in size. An attractive patio terrace extends around the exterior of the property and provides an ideal place in which to entertain. The main garden is predominantly laid to lawn and is bordered by a selection of well established trees, plants and shrubs with a picturesque koi pond completing this premium outside space. Extending to a generous 3,098 square feet of lavish family living accommodation and enjoying gas central heating and double glazing throughout, internal inspection of this premium property is highly advised to fully appreciate all offer within this special property.





KEY FEATURES

- Stunning Detached Residence
- Two Storey Annex
- Five/Six Bedrooms
- Circa 3098 Square Feet
- Open Plan Family Dining Kitchen
- Impressive Games Room
- Private Well-Established Rear Garden
- Extensive Driveway Parking
- Secure Electric Gates
- Premium Countryside Location





