

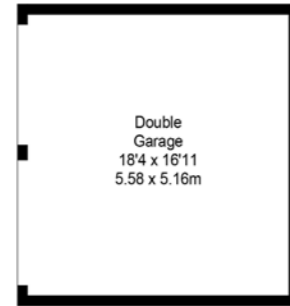


Ormskirk: 01695 570102
 Southport: 01704 778668

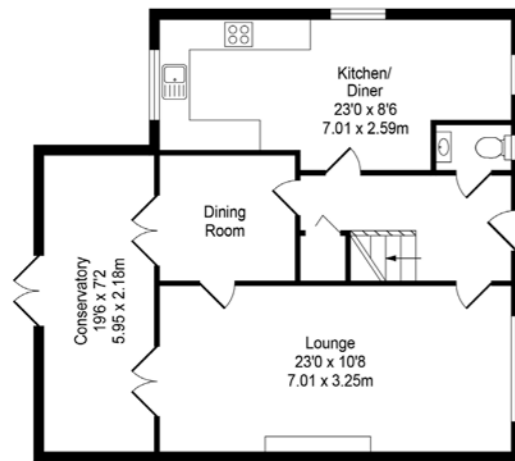
Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1754 Sq.ft. (162.92 Sq.M.)

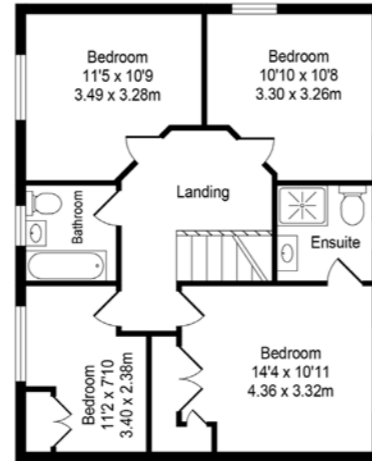
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 131 Sq.Ft (29.12 Sq.M.)



Approx. Floor Area 794 Sq.Ft (73.77 Sq.M.)



Approx. Floor Area 646 Sq.Ft (60.03 Sq.M.)



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 & Phillips are delighted to bring to market this stunning four-bedroom Mews barn style country property, located along an idyllic country lane in Tarleton, West Lancs.

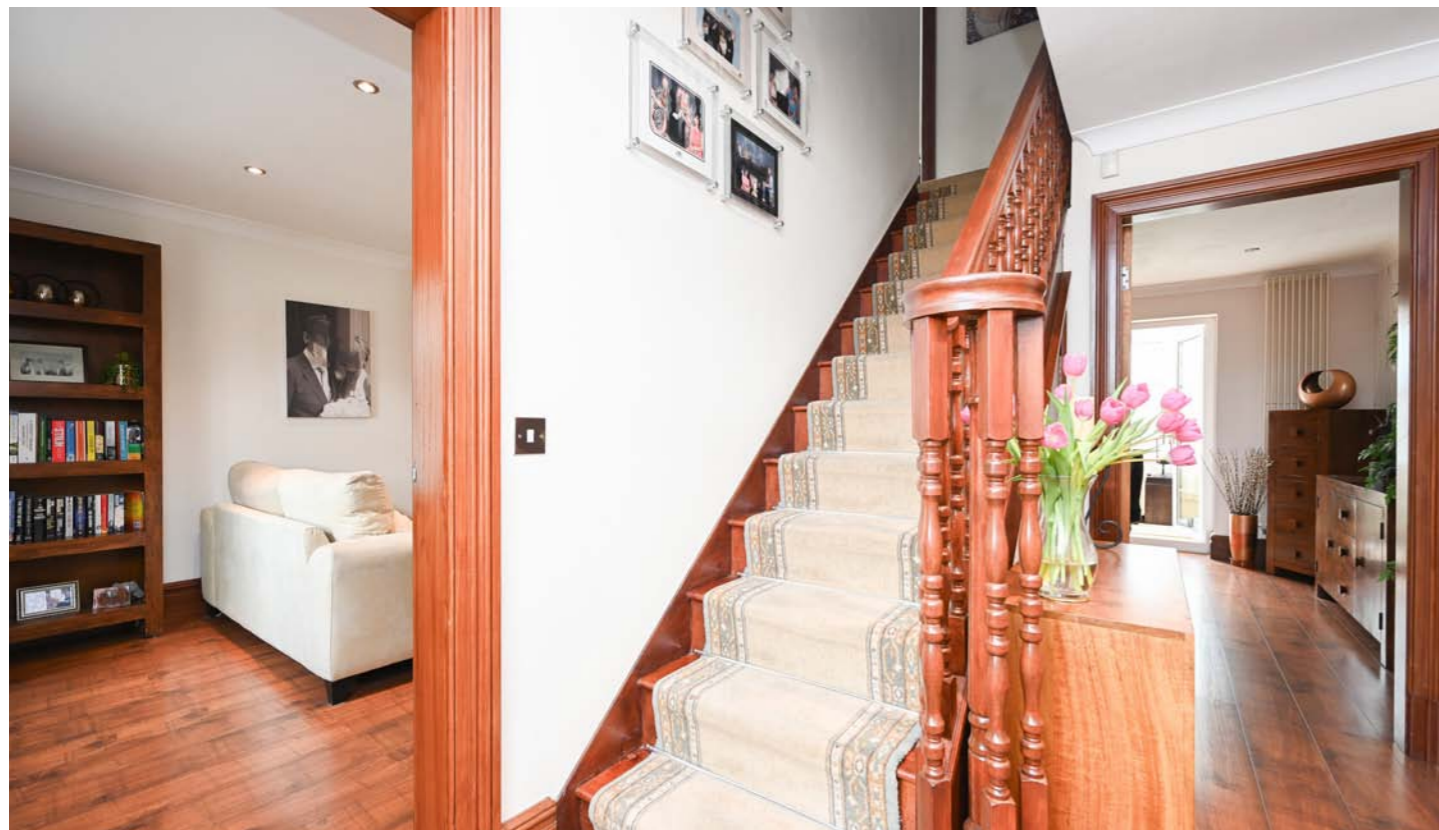
This private enclave impresses from all angles, finished in a rustic tumbled brick design and contemporary barn aesthetic. This flexible family home is ideally situated just minutes away from the popular historic village of Tarleton, with its many shops, amenities and highly regarded local schools. The property is conveniently located for transport and commuter links, with easy access to Preston, Ormskirk and Southport, as well as having major road networks close at hand.

With private off-road parking provided to the front of the property as well as a detached double garage to the rear, the ground floor of this spacious home enjoys multiple reception rooms, all of which are finished to a high level and flooded in natural light via large picture windows. A particularly well-proportioned living room, central dining room and rear garden room conservatory create an abundance of family living spaces. The main open-plan family dining kitchen enjoys an array of fitted wall, base and tower units, with a range of integrated appliances and premium contrasting work-surfaces providing a modern culinary space, with an ample dining area combining well to create a central modern hub of this compelling property.

The first floor enjoys four well-proportioned family bedrooms, all of which are decorated to a high level and enjoy a pleasant outlook over the surrounding area, with a selection of integrated wardrobes, storage facilities and a newly installed contemporary tiled en-suite bathroom complementing the free-flowing first floor. The property is well-served by a tiled family bathroom which provides bath with overhead shower WC and wash hand basin.

Externally the rear of the property has been beautifully landscaped and enjoys a private outlook, with a large Indian stone flagged patio terrace extending around the exterior of the property providing an ideal space in which to entertain. A premium artificially turfed lawn resides centrally, with a range of set slider trees, plants and shrubs adding to the serene ambience of this modern outside space.

Extending to approximately 1754 square feet and enjoying gas central heating and double glazing throughout, internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

STUNNING MEWS PROPERTY

FOUR BEDROOMS
(MASTER WITH NEWLY
INSTALLED EN-SUITE)

CIRCA 1754 SQ FT

OPEN PLAN FAMILY DINING
KITCHEN

BEAUTIFULLY LANDSCAPED REAR
GARDEN

OFF ROAD PARKING &
DETACHED DOUBLE GARAGE

IDYLIC LOCATION





