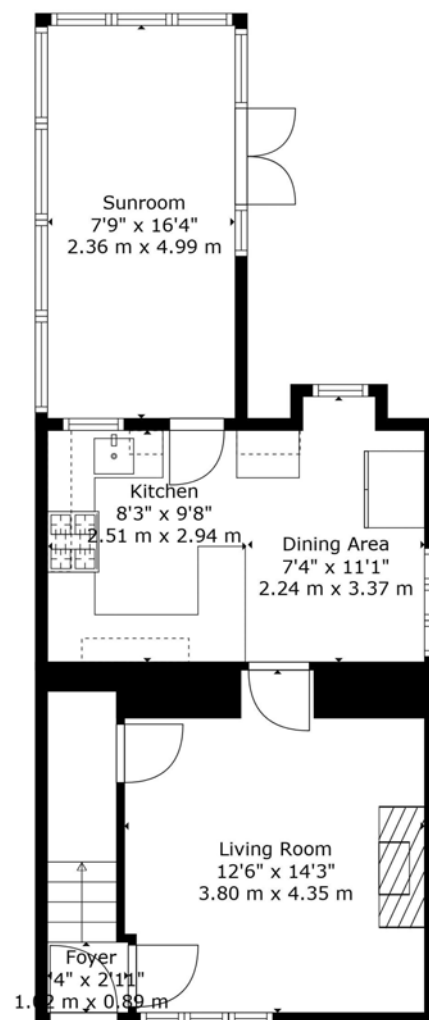




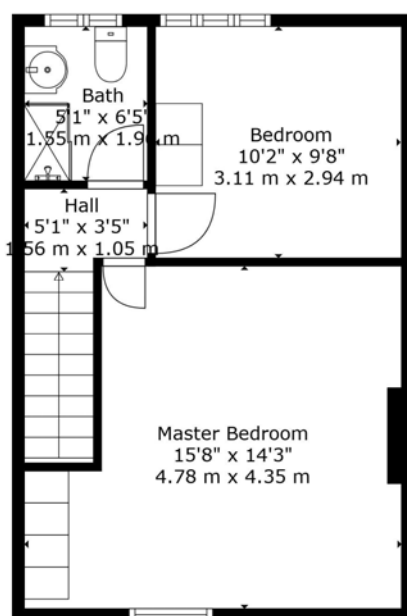
Ormskirk: 01695 570102
Southport: 01704 778668

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

ARNOLD & PHILLIPS
ESTATE AGENTS



Floor 1



Floor 2

TOTAL: 894 sq. ft, 83 m2
FLOOR 1: 516 sq. ft, 48 m2, FLOOR 2: 378 sq. ft, 35 m2
Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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

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.



THE LUXURY PROPERTY SPECIALISTS

Course Lane, Newburgh
Asking Price £245,000

A&P

Arnold and Phillips are delighted to offer for sale this charming character cottage, dating back to the 1800s this lovely home is situated in picturesque Newburgh, West Lancashire one of the most sought-after villages in the region.

With a generous floor plan spanning almost 900 square feet, the cottage offers tastefully presented living space that is flooded with natural light. Upon entering, you will be greeted by an inviting hallway that leads to a cosy lounge featuring a wood-burning stove, perfect for those chilly evenings. The heart of the home is the open plan dining kitchen, which boasts a range of wall and base units, ample worktop space, and room for appliances. This space also provides plenty of room for a dining table, making it ideal for family meals and entertaining. Adding to the charm of the property is a 16ft sunroom at the rear, offering a tranquil space to relax and enjoy the gardens with French doors leading out onto the patio area.

Upstairs, you will find two delightful bedrooms, each with its own unique character and charm. Completing the first floor is a modern three-piece shower room, finished in classic white, featuring a low-level WC, vanity wash hand basin, and a shower cubicle.

Externally, the property boasts extensive driveway parking, which continues from the side elevation via gated access to the rear. The gardens are of a substantial size and have been meticulously maintained, featuring well-kept lawns, planted beds, and mature borders. There are also several garden sheds, providing practical storage solutions. Additionally, the property benefits from patio areas at both ends of the garden, taking full advantage of the sunny southerly aspects and providing the perfect setting for outdoor dining and entertaining.

Newburgh is a highly desirable village known for its idyllic lifestyle and charming character. Set amidst beautiful countryside, it offers a peaceful and picturesque setting, making it a sought-after location for those seeking a tranquil way of life. Located close to the stunning West Lancashire Coastal Plain, there are ample opportunities for scenic walks, bike rides, and exploration of the surrounding countryside. The nearby Leeds and Liverpool Canal also offers a peaceful setting for leisurely strolls and boating activities.

The village also maintains a strong sense of community, with a range of local amenities and activities that bring residents together. The village is home to charming local cafes, and pubs, where locals can gather and socialise. Regular community events and festivals further enhance the vibrant atmosphere of the village, fostering a strong sense of belonging and camaraderie among residents. The location also benefits from excellent transportation links, making it convenient for commuters and those seeking to explore the wider region.

Overall, this character cottage offers a unique opportunity to own a piece of history in a highly desirable village location. With its charming features, spacious living areas, and well-maintained gardens, this property is sure to capture the hearts of those seeking a home filled with character and warmth.





KEY FEATURES

Charming Character Cottage

Two Delightful Bedrooms

Circa 894 Square Feet

Open Plan Dining Kitchen

16ft Sunroom

Substantial Rear Garden

Extensive Driveway Parking

Sought-After Village Location







