

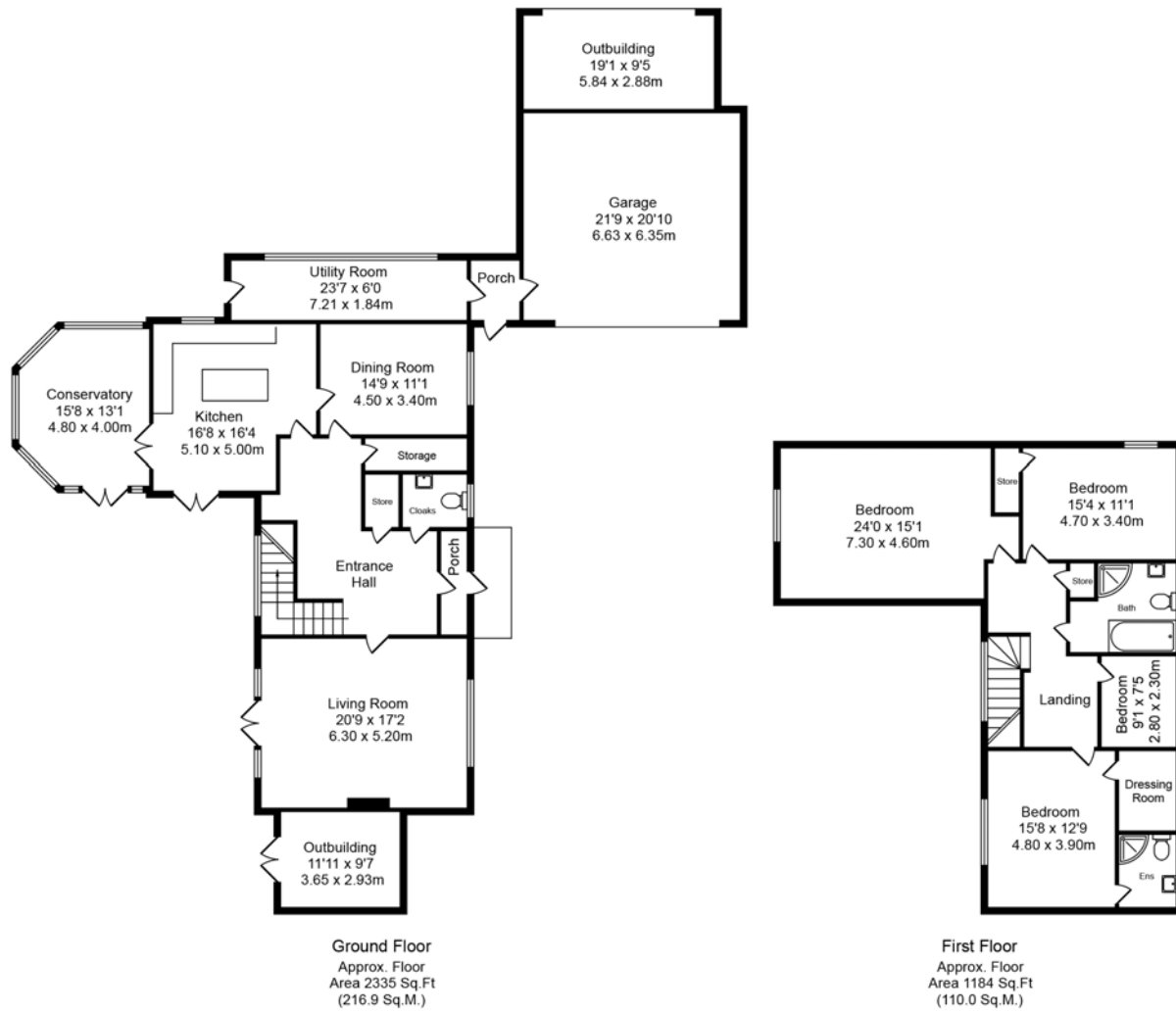


Ormskirk: 01695 570102
 Southport: 01704 778668

Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 3519 Sq.ft. (326.9 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: 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. 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.



'Experience the comforting embrace of the countryside at Valley Farm, where daily living transforms into a peaceful sanctuary enveloped by breath taking natural beauty'

Nestled in the heart of West Lancashire, this charming stone farmhouse is a true countryside retreat. Surrounded by the picturesque beauty of the natural landscape, the property offers a romantic escape from the hustle and bustle of everyday life.

As you enter through into the welcoming entrance hall, you are immediately embraced by the rustic, earthy charm that defines the home. The main lounge invites you to unwind and relax, with its paired back rustic tones, wood beams, exposed brickwork, cosy wood burning stove and muted tones all coming to create a tranquil ambience.

For those who appreciate entertaining, the formal dining room provides an elegant space to host intimate gatherings. The spacious kitchen, adorned with natural materials, offers a delightful dining area with a centre island and breakfast bar where you can savour delicious meals in the company of loved ones.

Indulge in the beauty of the surrounding countryside from the comfort of the conservatory/sunroom, a sanctuary bathed in natural light with French doors out on to the patio. Adjacent to the kitchen is a separate utility room, ensuring convenience and practicality whilst a cloakroom/W.C. adds to the convenience of the property.

Retreating to the upper level, you will discover a primary bedroom that exudes a sense of serenity. Complete with an ensuite shower room and a walk-in wardrobe, this private oasis offers the perfect sanctuary to unwind and rejuvenate. Three additional bedrooms provide ample space for family and guests, while a spacious family bathroom offers a tranquil haven for relaxation.

The grounds of this property are truly enchanting. Spanning over 5.5 acres, the meticulously manicured lawns and mature gardens create a captivating backdrop. Step out onto the expansive stone terrace and immerse yourself in the natural beauty that surrounds you. A picturesque lake and woodland add to the idyllic charm of this secluded haven.

With an attached double garage and extra storage, ample parking, and further outbuildings, this property offers practicality alongside its natural allure and provides further potential for developing into additional living space. An ornamental pond and rockery add a touch of whimsy to the already magical surroundings.

Don't miss the opportunity to make this enchanting countryside retreat your own. Embrace the tranquillity, the beauty, and the romance that this property offers.

'What the owners says'

For many years, this beautiful stone farmhouse has been more than just a house to us. It has been a cherished family home and a place where countless happy memories have been made.

The surrounding landscape has always been a constant source of inspiration and the grounds have been a playground where our family has bonded and flourished. Whether it was picnics by the lake, exploring the dear trails through the woodland, or entertaining family and friends, these moments have filled us with a deep sense of contentment and belonging. It will be difficult to say goodbye and we are grateful for all the years we have had the privilege of calling this place home. Valley farm will always hold a very special place in our hearts, and we will carry its memory wherever we go.

Good to know...

Here's a whirlwind tour of the shops, pubs, transport, amenities, and schools that make West Lancashire truly special. So, grab your walking shoes and let's dive into Dalton...

The area is home to some of the cosiest and friendliest pubs you'll ever come across. Picture yourself settling into a snug corner, enjoying a pint of locally brewed ale, and engaging in lively conversations with the locals. Whether you're a beer connoisseur or a fan of classic pub grub, these establishments will leave you with a warm and fuzzy feeling.

Getting around is a breeze. The reliable transport links are perfect for the commuter. Hop on the train in nearby Parbold or Appley Bridge and get to Manchester in 40 minutes, or drive ten minutes and you're on the M6!

Now, let's talk amenities! The area has everything you need right on your doorstep. Need to stock up? The local shops have you covered. Looking to stay active and fit? You'll find top-notch fitness centres and sports facilities within easy reach. And for those seeking relaxation, the quaint cafes provide the perfect escape from the hustle and bustle of everyday life.

Last but not least, let's not forget about the schools. The property is within the catchment area of a selection of schools that prioritise learning, creativity, and a sense of community. Your little ones will thrive in these nurturing environments, surrounded by dedicated teachers and a supportive network of parents. Education here is not just about textbooks – it's about fostering a love for learning and embracing individuality.

So there you have it, a whirlwind tour of the area, where charm, character, and a warm community spirit are abundant. So why not come and experience it for yourself? Dalton is waiting to welcome you with open arms and a smile that says, "You're home."





KEY FEATURES

Charming Stone Farmhouse

Over 5.5 Acre Plot

Four Bedrooms

Circa 3519 Square Feet

Spacious Kitchen & Dining Area

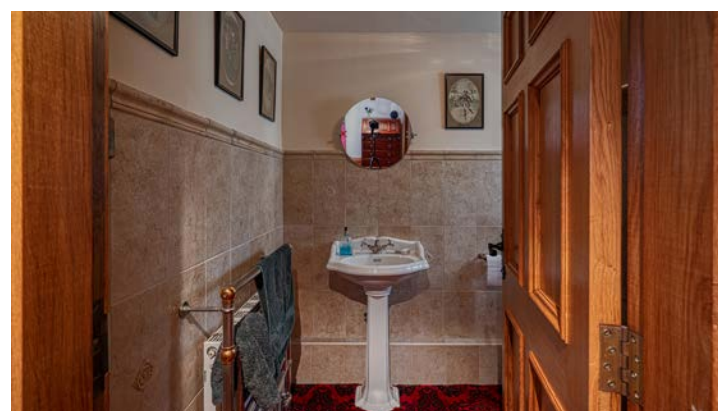
Meticulously Manicured Grounds

Picturesque Lake & Woodland

Attached Double Garage & Further
Outbuildings

Surrounded By Breath-Taking
Natural Beauty













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Lees Lane, Dalton

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