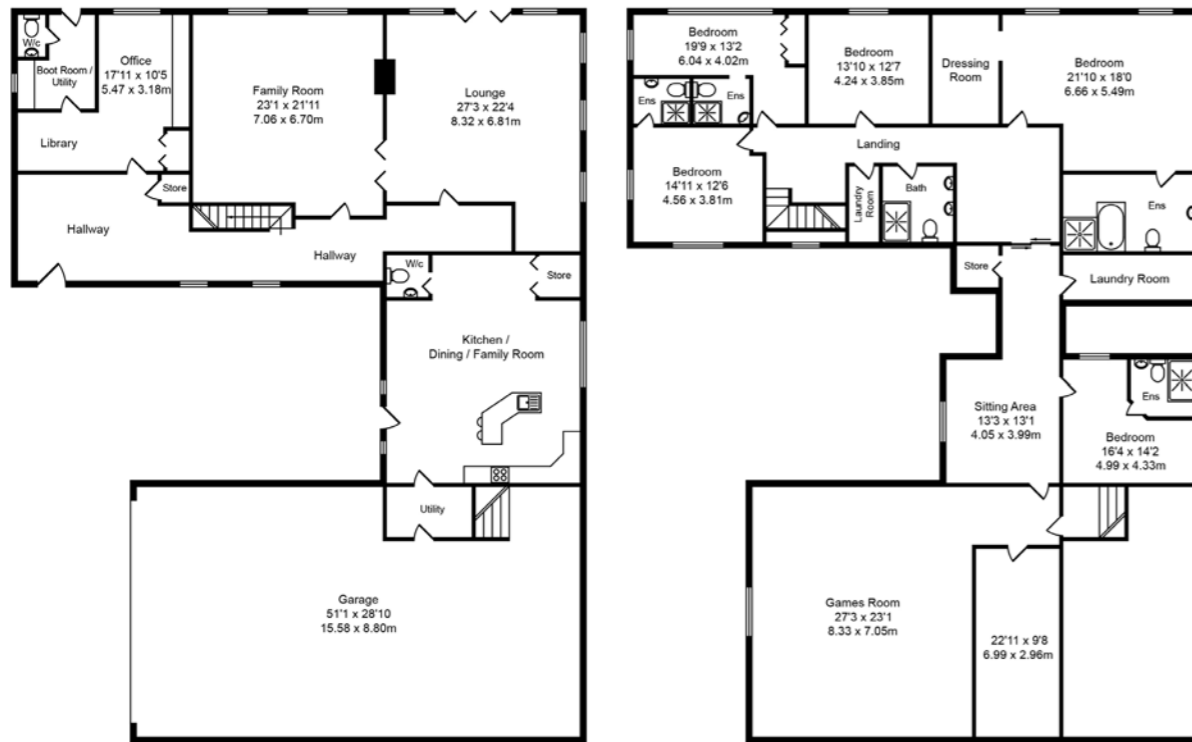




Parbold: 01257 442789 Chorley: 01257 241173
 Ormskirk: 01695 570102 Southport: 01704 778668
 arnoldandphillips.com

Total Approx. Floor Area 7345 Sq.ft. (682.4 Sq.M.)

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



Ground Floor
 Approx. Floor Area 3989 Sq.Ft (370.6 Sq.M.)

First Floor
 Approx. Floor Area 3356 Sq.Ft (311.8 Sq.M.)



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

Every care has been taken with the preparation of these property details but they are 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. These property details do 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 a rare opportunity to acquire a truly unique barn conversion, finished to the highest of standard and nestled along one of the area's finest addresses.

Residing behind secure private gates, this stunning property sits within an acre of beautifully landscaped gardens and enjoys breath-taking outlooks over the surrounding area. Dating back to the 17th century, Ashurst Hall Farm has been thoughtfully restored and renovated by the current owners, providing an abundance of luxury living that extends to around 7,345 square foot of prime living accommodation.

Accessed via a stunning main front entrance, one is received into a grand main entrance hallway. The ground floor accommodation provides four fabulously appointed reception rooms, all of which have been adorned with the finest fixtures and fittings attainable. A bespoke hand-crafted wooden kitchen is fully fitted with an array of wall, base and tower units and displays a comprehensive selection of high-end integrated appliances and premium granite work-surfaces and central island. Generously proportioned, this contemporary family dining kitchen performs well as the central hub of this vibrant and characterful family home.

The first floor enjoys a bright and airy galleried landing that leads to five beautifully appointed and spacious family bedrooms, all of which enjoy an idyllic outlook over the surrounding area. An array of premium integrated storage facilities, wardrobes and walk-in dressing rooms complement the elegantly decorated bedrooms, along with four lavish tiled en-suite bathrooms and a spacious main family bathroom, finished in a stylish tiled design and enjoying a full range of quality fixtures and fittings. Located over the impressively proportioned garage barn is a spacious games room and additional selection of flexible living accommodation.

Externally there resides a charming courtyard to the front providing extensive off-road parking. The rear of the property enjoys a professionally landscaped rear garden that is brimming with an abundance of attractive plants, trees and shrubs, all of which are immaculately presented and complement this private garden area. Sprawling central lawns are beautifully turfed and extensive stone flagged patio terracing provides the perfect environment to entertain and dine al-fresco.

With key features such as a full CCTV and alarm system, ambient lighting, premium integrated sound system throughout and opulent fixtures and fittings, Ashurst Hall Farm beautifully combines traditional design with contemporary features. Seldom does a property of this scope or character come to market and as such, internal inspection is highly advised to fully appreciate all this magnificent residence has to offer.





KEY FEATURES

- Truly Unique Home
- Five Beautiful Bedrooms
- Circa 7345 Square Feet
- Bespoke Hand-Crafted Kitchen with a Comprehensive Selection of Integrated Appliances
- Spacious Games Room
- Professionally Landscaped Gardens with Extensive Stone Flagged Patio Terrace
- Charming Courtyard Providing Ample Off-Road Parking
- CCTV, Alarm System and Premium Integrated Sound System Throughout













THE LUXURY PROPERTY SPECIALISTS

Higher Lane, Dalton

A&P