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 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com



TOTAL: 1787 sq. ft, 166 m2
 FLOOR 1: 1787 sq. ft, 166 m2, FLOOR 2: 0 sq. ft, 0 m2
 EXCLUDED AREAS: GARAGE: 369 sq. ft, 34 m2, STORAGE: 187 sq. ft, 17 m2, LOW CEILING: 142 sq. ft, 14 m2,
 ATTIC: 96 sq. ft, 9 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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

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Nestled on a tranquil country lane, this exquisite detached true bungalow is a testament to idyllic rural living. Set on a sprawling 1.5 acre plot, the property is surrounded by breath taking open countryside, creating a picturesque backdrop and offering a truly unique way of life.

Boasting an impressive floor plan spanning 1787 square feet, this gorgeous home offers an abundance of immaculate living space. Its calm and inviting ambiance is accentuated by the generous infusion of natural light that fills every room, allowing the interiors to come alive. From each vantage point, the rooms offer delightful views of the meticulously maintained private gardens that envelop the residence.

Designed with flexibility in mind, the accommodation effortlessly caters to the demands of everyday living and can be easily tailored to suit individual preferences. Step through the entrance porch and into the welcoming reception hallway, which sets the tone for the rest of the home's living spaces. The expansive lounge, complete with a dining area, captivates with its feature picture window that frames the enchanting vista of the rear garden. For formal gatherings, the sitting room provides the perfect setting. The comprehensively fitted kitchen, adorned with an array of units, ample workspace, and integrated appliances, beckons culinary creativity. Additional highlights include a convenient utility room and a practical boot room. The four generously proportioned bedrooms provide ample space for relaxation, while the three-piece en-suite and family bathroom offer moments of indulgence. There is also a large attic space to create even more living space if so desired.

Beyond the interiors, the property reveals its true allure through its external features. The front garden, accessible through gated entry, ensures utmost privacy and welcomes you with an 'in and out' gravel driveway, adding a touch of practicality. The detached double garage, complete with an attached store room, workshop and a loft room above, provides ample storage and additional possibilities.

The rear garden, a haven of tranquillity, is a sanctuary where one can escape the hustle and bustle of daily life. Immaculately landscaped lawns, mature trees, and a garden pond create a sense of serenity, while the expansive patio area invites al fresco dining and entertaining. Bordering open countryside, the gardens offer unobstructed views of the surrounding green belt farmland, evoking a sense of harmony with nature.

Guide Road is a picturesque location situated on the fringe of the charming village of Hesketh Bank. Surrounded by lush greenery and beautiful countryside, this peaceful location offers the perfect blend of rural living and modern convenience. With its quaint shops and cafes, friendly community, and easy access to nearby cities, this really is the ideal place to call home.

In summary, this beautiful detached true bungalow offers a serene and picturesque living experience. With its well-designed and versatile living spaces, combined with the stunning outdoor surroundings, this property truly embodies the essence of countryside luxury.





KEY FEATURES

Exquisite Detached True Bungalow

1.5 Acre Plot

Circa 1787 Square Feet

Four Bedrooms

Fitted Kitchen

Immaculately Landscaped Rear
Garden

Detached Double Garage with
Attached Storeroom

'In and Out' Driveway

Gated Access

Picturesque Countryside Views







