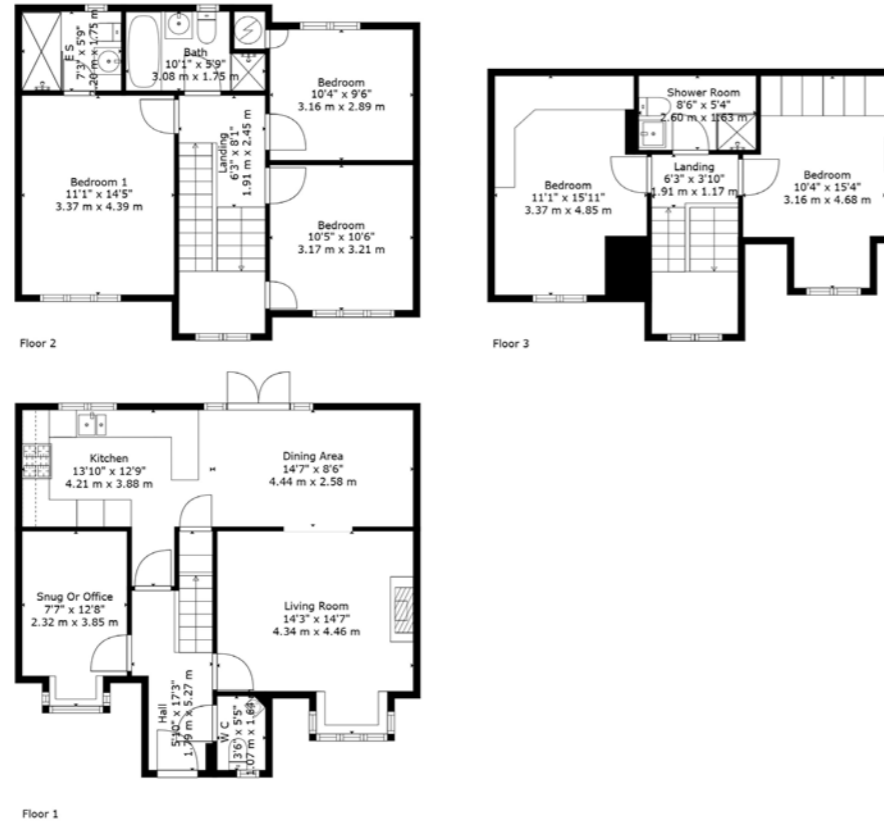




Ormskirk: 01695 570102
Southport: 01704 778668

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com



TOTAL: 2008 sq. ft, 186 m2
FLOOR 1: 963 sq. ft, 89 m2, FLOOR 2: 600 sq. ft, 56 m2, FLOOR 3: 445 sq. ft, 41 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

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 offer for sale this beautiful former show home, situated on a gorgeous private plot with particularly good sized gardens and verdant woodland backdrop. Meticulously upgraded by our discerning clients, the home is presented to an impeccable standard, boasting high-quality fixtures and fittings, tasteful decor and exquisite floor coverings, the exterior is just as impressive with professionally landscaped gardens and areas perfect for outdoor entertaining.

Surrounded by the breathtaking beauty of 2,000 acres of moorland and countryside, this impressive property rests nestled amongst a small hamlet of similarly prestige homes and offers unrivalled access to the local countryside and the enchanting woodland that forms part of the Smithills Country Park.

The homes accommodation covers an impressive 2008 square feet arranged over three inviting levels and displaying rooms filled with an abundance of natural light. Once inside, guests are greeted by the spacious entrance hallway which effortlessly leads to the main rooms on the ground floor including the sunny lounge with its contemporary glass fronted fireplace and bay windows, a lovely room which offers a serene space for relaxation. The second reception room is perfect as a cosy snug or could be utilised as a home office if so required. The modern kitchen, designed with families in mind, seamlessly flows into the open-plan dining area, which itself is open to the lounge and also has patio doors that beckon you to step into the garden making a fabulous room for outdoor dining and entertaining. The kitchen itself is finished with a stylish array of bespoke fitted wall and base units with ample workspace, quartz worktops and quality integrated appliances. A separate utility room and downstairs wc provide the ultimate convenience, completing this floor with effortless sophistication.

Ascend to the first floor, where a sense of tranquility awaits. The expansive master bedroom, along with two generously proportioned double bedrooms, each boasting unique facing aspects, offers a haven of serenity. The master bedroom offers pristine ensuite facilities with a three piece suite including a walk-in shower. The second and third bedrooms are served by a four piece family bathroom, complete with a separate shower cubicle and beautiful tiling, providing the perfect sanctuary for relaxation.

Venture to the second floor, where two additional double bedrooms await, offering versatility and space with bespoke fitted bedroom furniture. The bathroom, featuring a separate shower cubicle, ensures the utmost comfort and convenience for all.

Externally, the front of the property boasts a large private driveway, leading to a detached double garage and a meticulously maintained lawned front garden, there is also further parking to the side elevation. The rear garden which is of a particularly good size has been professionally landscaped and wraps around to the side of the home, there is a generously proportioned patio immediately adjacent to the property and a further patio area at the end of the garden providing idyllic settings for both entertaining and unwinding in total privacy.

Ideal location for Bolton School and other good schooling within the area, this property is also conveniently located near an array of superb everyday amenities, including shops, restaurants, transport links, and sports clubs. Nature enthusiasts will delight in the myriad of wonderful countryside walks, providing the perfect opportunity for families, couples, and pet owners to explore and revel in the beauty of their surroundings.

Indulge in the epitome of luxury living at this remarkable property, where every detail has been thoughtfully crafted to create a truly exceptional home.









