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 Southport: 01704 778668

Parbold: 01257 442789  
 Chorley: 01257 241173  
 arnoldandphillips.com

Total Approx. Floor Area 4484 Sq.ft. (416.57 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: G

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](http://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.

Introducing Stoneacre, a stunning five-bedroom, four-bathroom detached residence nestled on a sprawling one-acre plot. This exceptional home effortlessly embodies countryside elegance, featuring a build of the highest quality and beautifully styled interiors that exude sophistication and charm.

The wrap-around gardens offer ample space for outdoor enjoyment, while the serene rural setting ensures privacy and breath taking views of the countryside. Surrounded by nature's beauty, Stoneacre presents an enviable blend of traditional design and picturesque landscapes that is truly hard to match, the home radiates authenticity and style, making it a perfect retreat for all seasons. Prepare to fall in love...

Upon entering, you are greeted by a gracious entrance porch that leads into an impressive reception hallway, setting the tone for the elegance that awaits. A conveniently located two-piece cloakroom/WC adds a touch of practicality. The flowing floor plan boasts three magnificent reception rooms, including an expansive 26-foot main lounge that features a breath taking stone fireplace and a cosy wood-burning stove - perfect for those tranquil evenings by the fire. The fireplace is flanked by two sets of French doors which seamlessly connect to the outside, inviting in natural light and the beauty of the surrounding landscape. Just along the hallway there's a beautifully appointed sitting room with dual aspects providing a serene retreat and an ideal lounge for teenagers, while the spacious formal dining room sets the stage for unforgettable gatherings with family and friends.

The home office offers a quiet space for productivity, but the pièce de résistance is undoubtedly the fabulous open-plan family dining kitchen. Here, you'll find a bespoke hand-crafted solid oak kitchen that exudes sophistication, featuring ample workspace, an AGA stove, a classic Belfast sink, and a central island making it a culinary haven for any chef. High-quality integrated appliances ensure functionality, while the generous dining area, adorned with French doors that invite access out onto the rear patio. Completing the ground floor accommodation is a practical utility room, ensuring that every detail has been thoughtfully considered for modern living.

As you ascend to the first floor, you're greeted by a spacious landing that leads to five sumptuous bedrooms, each designed for ultimate comfort and luxury. Four of these bedrooms are generously sized doubles, while the magnificent master suite is a true sanctuary, complete with a cosy sitting area and an expansive five-piece en-suite bathroom that rivals the elegance of a boutique country hotel, adorned with exquisite tiling, this lavish retreat is the perfect place to unwind. The sitting area features impressive floor-to-ceiling picture windows that envelop you, flooding the space with natural light and offering breath taking, panoramic views of the idyllic countryside. This fabulous space invites you to sit back, relax, and immerse yourself in the stunning scenery—truly a remarkable spot for reading, daydreaming, or simply basking in the beauty of your surroundings. Bedrooms two and three each boast their own three-piece en-suite shower rooms, providing private retreats for guests or family members. Additionally, bedroom four features a stylish three-piece en-suite bathroom, ensuring that every bedroom enjoys its own luxurious touch.

Nestled in a tranquil rural setting, this stunning property offers unparalleled privacy and an idyllic escape from the hustle and bustle of everyday life. The expansive grounds are perfect for families and those who love to entertain, providing an enchanting backdrop for relaxation, unforgettable gatherings and taking in the breath taking sunsets. The meticulously landscaped gardens and grounds are nothing short of spectacular. Professionally designed, they feature architectural planting, mature shrubs, and trees, creating a vibrant tapestry of colours and textures that attract a myriad of pollinators. Each corner reveals new delights, making this outdoor haven a true paradise.

Accessed through large private electronic gates, the property sits on a generous one-acre plot along a quiet country lane, surrounded by picturesque farmland. The extensive block-paved driveway and forecourt provide ample parking, complemented by a detached double garage equipped with electronic up-and-over doors, power, and lighting for your convenience.

The beautiful wrap-around, formal gardens boast swathes of perfectly manicured lawns, expansive patio areas ideal for outdoor entertaining, and charming gravelled spots for leisurely afternoons. A stylish patio decking area enhances the outdoor experience, surrounded by lushly planted borders and beds that add to the garden's charm. All of this is bordered by greenbelt farmland, offering magnificent views that stretch for miles and create a serene, picturesque environment. Additionally, a detached bungalow on the grounds provides perfect ancillary accommodation, ideal for co-dependents, complete with plumbing and toilet facilities, ensuring comfort and convenience. A timber garden shed adds further utility to this exceptional property.

Experience the magic of this remarkable property, where every detail has been carefully curated to create a truly amazing living experience. This is not just a home, its an escape, a truly special rural retreat, offering comfort, and style and an unparalleled lifestyle that is truly exceptional.

Out and about...

While you'll enjoy the serenity of country living, you won't feel isolated at Stoneacre; instead, you'll find yourself just a stone's throw away from vibrant villages and bustling towns, making it an ideal home for families and professionals alike. The house is also within the catchment area of several highly regarded schools, ensuring that your children receive an excellent education without the hassle of long commutes. For everyday conveniences, the nearby village of Parbold is just a short drive away. Here, you'll find a delightful selection of local shops, cafes, and restaurants, perfect for a leisurely morning coffee or a charming lunch with friends. The village is known for its warm community spirit, hosting various events throughout the year that bring residents together.

Commuters will appreciate the excellent transport links, with the M6 motorway easily accessible, providing quick connections to larger towns and cities. Whether you're heading to Manchester or Liverpool, you'll find that the journey is both straightforward and efficient. Additionally, the local train station offers services that make it easy to travel further afield without the need for a car.

West Lancashire is renowned for its stunning natural beauty, and living in rural Dalton puts you at the heart of it. Surrounded by lush countryside, rolling hills, and scenic walks, outdoor enthusiasts will thrive here. Spend weekends walking, cycling, or simply enjoying the breath taking views that stretch across the landscape.

What the owner loves...

From the minute we set foot on this property, it just felt right, it felt like the landscape was giving us a big hug. We knew right away that it was a place where we could truly breathe and that our family would be happy.

We have so many amazing memories here and the home has been our family's canvas, filled with cherished moments, from fun afternoons in the gardens, to relaxed evenings watching the sun dip below the horizon and to all the peaceful times when we just took a breather.

We are definitely going to miss this house, our time here has given us a sense of peace and belonging that's hard to come by and even though we're moving on, this incredible property and the memories we've made here will always stay with us.





**KEY FEATURES**

- Stunning Detached Residence
- Five Bedrooms
- Circa 4484 Square Feet
- Serene Rural Setting
- Three Magnificent Reception Rooms
- Fabulous Open Plan Dining Kitchen
- Meticulously Landscaped Gardens
- Generous One-Acre Plot
- Driveway & Forecourt Parking
- Detached Double Garage
- Private Electronic Gates











