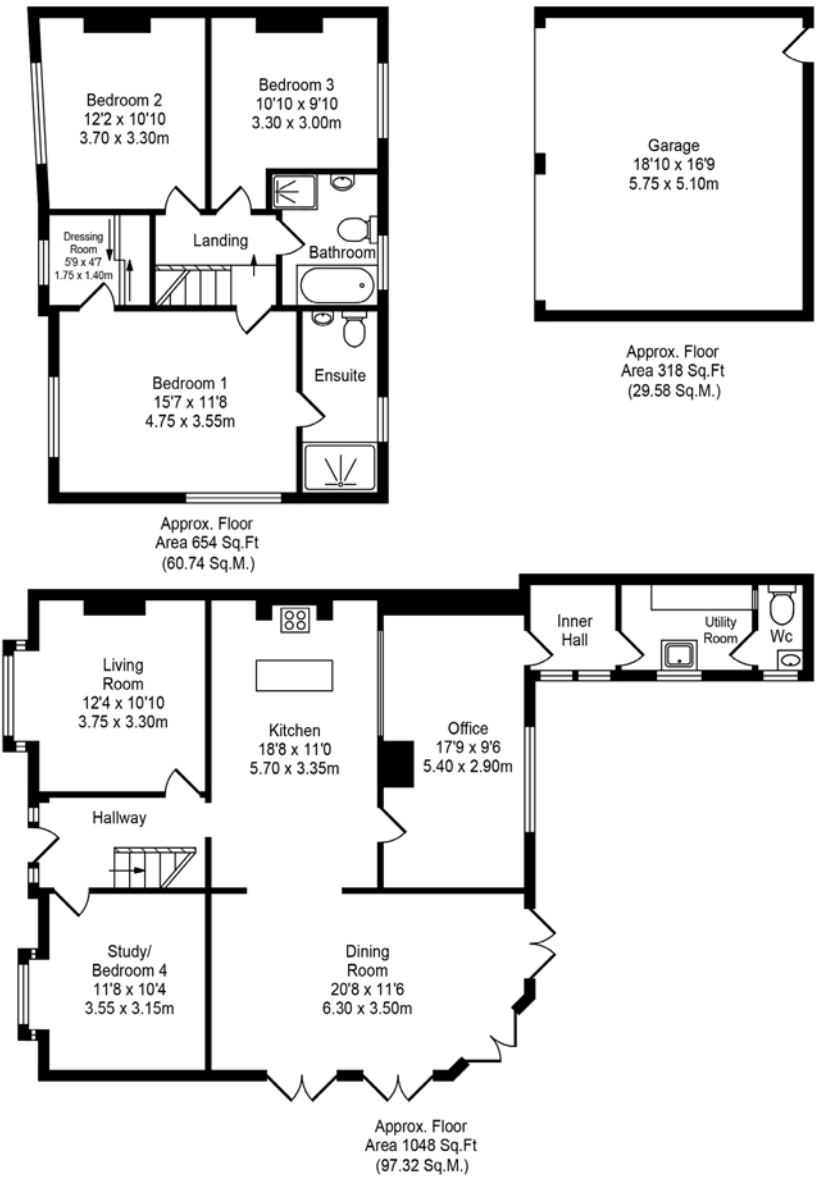




Ormskirk: 01695 570102    Parbold: 01257 442789  
 Southport: 01704 778668    Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 2020 Sq.ft. (187.64 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: C

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.





Arnold and Phillips are delighted to present 'Oak House' a fully renovated, doubly extended and impressively spacious three/four-bedroom semi-detached property, beautifully positioned along the sought-after Higher Lane in Dalton, West Lancashire. Offering a generous 2,020 square feet of premium living accommodation, this stylish home has been thoughtfully designed to blend contemporary finishes with a practical layout, while making the most of its stunning surroundings. With breathtaking countryside views stretching out towards Winter Hill at the front and easy access to open countryside at the rear, the property provides an exceptional standard of living in a peaceful yet well-connected location.

Set back from the road, the property is approached via a private driveway, providing ample off-road parking for multiple vehicles. The attractive frontage is complemented by its well-maintained garden and the classic charm of its bay-fronted facade. Once inside, the home immediately impresses with its high-quality finish and flexible living spaces, designed to cater to modern family life while retaining a sense of warmth and character.

The ground floor offers four well-proportioned reception rooms, providing exceptional versatility. To the front, two bay-fronted living areas create inviting spaces, with the main lounge centred around a characterful fireplace with oak mantle. This cosy yet stylish focal point enhances the room's appeal, making it a perfect setting for relaxing evenings. The second reception room across the hall is equally spacious and could serve as a formal dining room, a playroom, media room, office or fourth bedroom, depending on requirements.

Centrally positioned, the heart of the home is an impressive open-plan dining kitchen, finished to an excellent standard. A comprehensive range of wall and base units provide ample storage, while stylish contrasting work surfaces and a central feature island enhance both aesthetics and functionality. A generous selection of high-quality integrated appliances ensures a seamless cooking experience, while the open layout allows for a natural flow between the kitchen and dining area. Extending into a spacious reception area, this space is perfectly suited for family gatherings or entertaining, with three sets of modern bi-fold doors providing a seamless connection to the garden. A dedicated office space/craft studio adjoins this area, with a floor to ceiling double 'glass wall' with integrated venetian blinds dividing the two rooms, offering a quiet and practical work-from-home solution. A well-equipped utility room, conveniently located WC and handy under-stair storage complete the ground floor accommodation.

The first floor continues the theme of space and quality, with a solid oak & glass stair balustrade and light tunnel located on the landing. The three well-proportioned double bedrooms each enjoy uninterrupted views over the surrounding countryside. The main bedroom suite benefits from a luxurious en-suite bathroom, finished with premium fittings and a contemporary design as well as an adjoining dressing room with built-in floor to ceiling wardrobes. The remaining bedrooms are served by a modern family bathroom, complete with a bath, separate shower, WC, and a stylish vanity wash hand basin, all complemented by high-end tiling.

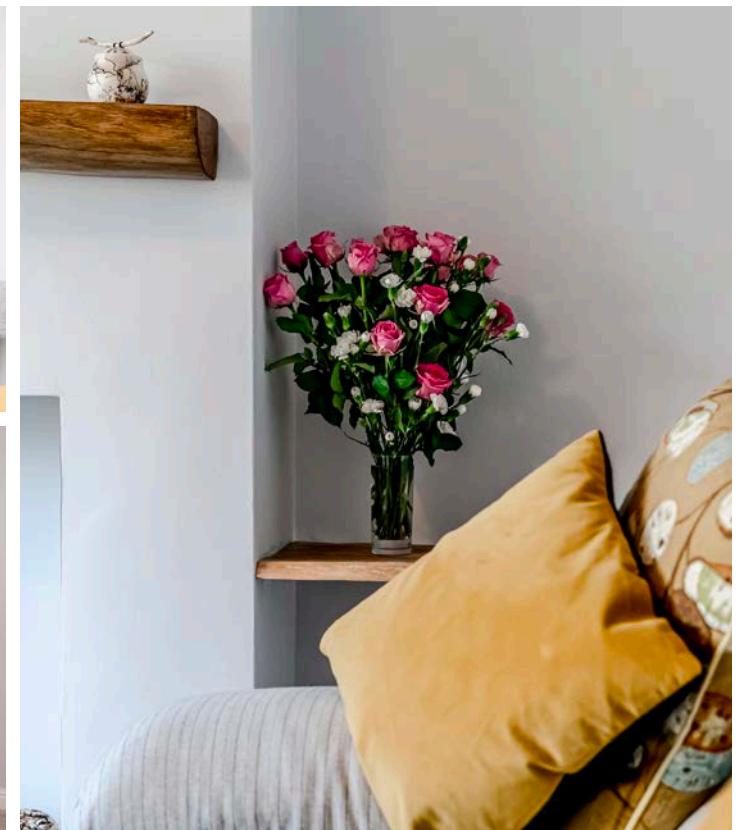
Externally, the rear garden is a truly private retreat, not overlooked and designed to make the most of its beautiful setting. Comprising two areas, the main garden area provides well-established, mature flower beds and borders, a large premium patio terrace edged with mature, low-level box hedging and a smaller patio area to one side. The second garden area is a smaller natural wildflower area, with a small stream served by a bridge providing easy access to the open countryside at the rear. Mature, well-maintained evergreen and hornbeam hedging surround both areas. A large detached double garage offers further storage or potential for conversion, subject to planning consent.

Dalton is a highly desirable rural location that benefits from excellent connectivity. The nearby villages of Parbold and Newburgh offer a variety of local amenities, including independent shops, cafes and well-regarded schools. Commuters will appreciate the superb transport links, with easy access to major road networks and rail connections providing convenient travel to surrounding towns and cities. The area is also renowned for its scenic countryside, with plenty of walking and cycling routes for those who enjoy an active outdoor lifestyle.

With the added benefits of gas central heating, timeless timber double glazing and solid oak fire doors throughout, this stunning home is offered with no onward chain, making it an attractive option for buyers looking for a smooth purchase process. Viewing is highly recommended to fully appreciate everything this exceptionally versatile property has to offer.







#### KEY FEATURES

Fully Renovated Semi-Detached Home

Three/Four Bedrooms

Circa 2020 Square Feet

Impressive Open-Plan Kitchen & Dining Area

Beautiful Rear Garden

Large Detached Double Garage

Ample Driveway Parking

Breath Taking Countryside Views







