



LUXURY

THE COACH HOUSE

MILL LANE, AUGHTON
L39 7HJ



THE COACH HOUSE, MILL LANE, AUGHTON, L39 7HJ

TOTAL APPROX. FLOOR AREA 3,365 SQ FT

THIS PERIOD COACH HOUSE HAS A QUIET CONFIDENCE THAT'S HARD TO IGNORE. PERFECTLY POSITIONED BEHIND REMOTE GATES AND ITS HANDSOME FAÇADE LIES A HOME RICH IN HISTORIC CHARACTER – CAREFULLY PRESERVED, GENTLY UPDATED, AND RARELY FOUND IN SUCH FINE CONDITION.



SCAN TO
VIEW OUR
VIDEO TOUR

expluxury.uk.com



DISTANCES

- NEAREST TRAIN STATION: 4 MINS
- NEAREST BUS STOP: 10 MIN WALK
- VILLAGE HALL/TENNIS COURTS/ RECREATION GROUND: 3 MINS
- CO-OP/CAFÉ WINE BAR/ BUTCHERS: 3 MINS
- ORMSKIRK: 6 MINS
- FORMBY: 15 MINS
- HURLSTON HALL GOLF & HEALTH CLUB: 8 MINS
- M58: 10 MINS
- M57 / M6: 15 MINS
- LIVERPOOL CITY CENTRE: 35 MINS

ACCOMMODATION IN BRIEF

- Entrance hall
- Reception room
- Dining room
- Kitchen with dining
- Sitting room
- Study
- Snug
- Utility/ Laundry room
- Boot room & store
- Cloakroom
- WC
- 4/5 Bedrooms
- Dressing room
- Shower rooms x 2
- Family bathroom



OUTSIDE

- Remote gated entry
- Pedestrian gate
- Large internal courtyard
- Parking for 8+ vehicles
- Rear garden
- Stone terrace with pathway
- Security and coach lights
- CCTV
- Multiple power and water points

THE PROPERTY

Built in 1876 and positioned towards the peak of the much sought-after Mill Lane (a conservation area) boasting fabulous rural views this former coach house is full of original detail and delightful charm. It offers multiple reception rooms and four/five bedrooms, with scope to rework the layout to suit your needs. Every part of the house has been beautifully maintained, carefully updated and respected — creating a home that will appeal to anyone who values period craftsmanship, and the unique atmosphere that only a building of this age can provide.





GROUND FLOOR

If you're drawn to period homes, there's plenty to admire here. From leaded lancet and ornate clerestory windows to pointed arched doorways, exposed beams, stone feature walls and stained glass — every corner offers a quiet nod to the home's 19th-century roots. Yet for all its character, the layout works, offering a mix of formal and informal spaces that flow comfortably around a central kitchen.

There are two front entrances, the main one set just beyond the gates. Through a solid timber arched door, a hallway with herringbone wood effect flooring underfoot and a handsome dark-wood staircase rises to the upper level. A cloakroom store is tucked discreetly to the rear, with a glazed door allowing light to filter through from a rear window inside. On either side of the hall are two reception rooms: to one side, a formal dining room with countryside views to both the front and rear highlights a beamed ceiling, and a feature fireplace (closed off); to the other, a bright, welcoming living space with dual-aspect views across the courtyard and fields. A ceramic hearth with an old stove sits where the home was once heated from, now a decorative reminder of the past, complemented by whitewashed beams overhead and stylish wainscot panelling below.

The living room flows naturally into the kitchen — a generous space finished with dark timber floors and bespoke cabinetry. Rich wood base units contrast with lighter uppers, all wrapped around granite worktops in soft, earthy tones. A Belfast sink with heritage copperware, Belling range, integrated appliances (fridge, freezer, dishwasher), and a built-in dining granite-top table create a kitchen that's as practical as it is atmospheric.

From here, through into a further reception area — now a relaxed sitting room with French doors opening to the rear terrace and courtyard. Twin arched timber doors leading to the courtyard, a circular window, and soft carpet underfoot make it a particularly peaceful place to unwind.

Adjacent is a study, complete with a second staircase leading to the upper level of this wing of the home. Beneath it sits a well-located cloakroom/ WC with ample natural light, and a baroque-style vanity basin. Beyond the study, a cosy snug with slate effect tiled floor opens via dual doors into a generous utility/laundry room — a space easily large enough to double as a secondary kitchen. Here, country-



style cabinetry, a ceramic sink with heritage tap and space for laundry appliances and an American-style fridge-freezer help keep the main kitchen free of clutter.

At the far end of the ground floor is a practical boot room with further storage and rear external access — ideal for everyday use, soggy dogs and muddy wellies, after wonderful countryside walks.

This layout offers remarkable flexibility — from quiet reading rooms to entertaining spaces, working-from-home setups to multi-generational living — all while staying true to the character of the original building.















FIRST FLOOR

The upper level of the home unfolds across two wings, each with its own character and flow. The principal staircase rises from the entrance hall — its solid timber banister ascending upward to a light-washed landing, where two large Velux windows invite daylight into the home.

To one side, a walk-in dressing room sets a refined tone — fitted with bespoke cabinetry, granite-topped dresser, and tiled flooring in soft, neutral tones. At the far end, a window seat sits beneath a large pane overlooking the open fields, offering a tranquil spot to pause. Adjacent, the main bathroom continues the same floor finish and careful palette, with a raised roll-top bathtub, walk-in shower, and a baroque-style vanity with marble counter. As throughout the home, the attention to detail extends even into the quietest corners.

The sleeping accommodation occupies the opposing side of the landing starting with a spacious primary size bedroom beneath whitewashed apex beams, with leaded windows offering views across both the courtyard and open countryside. A raw stone feature wall speaks to the home's heritage, while the scale of the room provides space for a seating area as well as a super king-sized bed. Through a pointed white arched doorway lies another spacious room, currently used as a double bedroom/study, though equally suited to serve as an additional dressing space/luxury suite thanks to its tailored cabinetry.

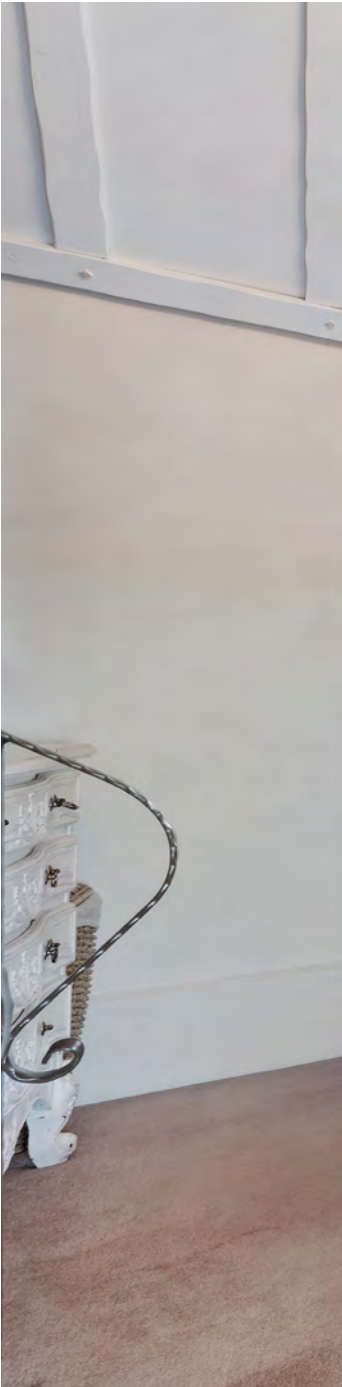
Further along, an arched wooden door marks a striking transition — dark wood, stained glass inlay, and adorned with crest detailing, surely an original and unique feature. Beyond, yet another dressing area catches natural light through leaded windows and connects to an ensuite shower room with monochrome vinyl floor, walk-in shower, and heritage design, marble-topped vanity basin. The final double bedroom in this wing looks out over the roof terrace, its dark-panelled walls and matching beams offering both depth, warmth and that period feel.

The secondary staircase, accessed from the study below, leads to two further bedrooms, each bright and well-proportioned. A shared shower room sits between them — modern in tone, with clean finishes and a Velux window for soft natural light. One of these bedrooms benefits from fitted wardrobes and the other has direct access to the sizable roof terrace, where far-reaching rural views stretch out across the surrounding landscape — an ideal vantage point for golden evening light and uninterrupted sunsets.

The layout across this upper level offers both architectural interest and day-to-day flexibility — a sequence of rooms that can evolve with changing needs, always anchored by the home's unmistakable character.









OUTSIDE

High, regal iron gates open remotely onto a vast private courtyard, laid with a practical mix of mini-set paving stones and decorative Indian sandstone. This expansive entrance offers parking for eight or more vehicles with ease, while charming coach lamps provide ambient lighting as evening falls. A separate gated pedestrian access from Mill Lane adds convenience. Although the neighbouring property opposite has limited rights for occasional exterior maintenance, this courtyard remains wholly private to the Coach House — framing its picturesque façade beautifully.

While many former coach houses are limited to front-facing courtyards, this home enjoys the rare advantage of a fully enclosed rear garden. Accessed from both the boot room and the central sitting room via French doors, a broad Indian sandstone terrace spans the rear elevation, offering a sun-soaked space ideal for entertaining or relaxing. South-facing and walled for privacy, the terrace continues around the side of the property as a pathway as a neatly kept sizable lawn bordered by mature, low-maintenance planting sits to the side — private and peaceful, softened by the whitewashed rear of the house and framed by established shrubs and trees.

Further outdoor enjoyment can be found on the upper roof terrace, accessed from the first floor — a perfect vantage point for taking in long views across the surrounding farmland and Sefton Coastline.

The Coach House is that extraordinary mix of heritage, size, and setting — a home with presence, not pretence. Its setting on Mill Lane offers both privacy and connection, with open views and a strong sense of place. Behind its beautiful façade lies a layout that's both generous and adaptable, with spaces that invite gathering, retreat, or reinvention. A property of this character, with grounds to match, is not often found in such a location.





ABOUT THE AREA

The Coach House was built in conjunction with The West Tower, a locally famous country house built by Edgar Musgrove, a wealthy cotton broker, back in the 1800's. It enjoys an enviable position on one of Aughton's most prestigious roads. Set high on Mill Lane, it offers fabulous views of the Lancashire countryside. Located on the periphery of Aughton and just a short drive to Town Green where there's a welcoming choice of local amenities including a café, wine bar, butcher, beauty salon, and a convenient Co-op. The village hall and institute provide lively community hubs, while the cricket club, tennis club, and recreation ground with children's play area all help to foster a strong sense of community and a well-rounded, active lifestyle.

TRANSPORT

Conveniently found just off the A59, Aughton is a prime spot for commuters, offering easy access to the M58, M57 and M6 motorways. The area is well-served by public transport, with Town Green train station within easy reach—providing direct Merseyrail services to Liverpool Central in under 40 minutes. For wider travel connections, Liverpool Lime Street offers direct services to cities such as Manchester, Birmingham, and London, with the capital reachable in just over 2 hours. Liverpool John Lennon Airport is around a 30-minute drive, while Manchester Airport can be reached in approximately 45 minutes.

SCHOOLS

Aughton is home to a selection of highly regarded schools, making it an attractive choice for families. Local primary options include Aughton Christ Church C of E Primary and Aughton Town Green Primary School, both rated 'Good' by Ofsted and known for their strong community focus. For secondary education, nearby options include St Bede's Catholic High School and Ormskirk School, both within easy reach. The prestigious Scarisbrick Hall School—offering independent education from nursery through to sixth form—is just a 15-minute drive away. Families also benefit from transport links to leading independent schools such as Merchant Taylors' School in Crosby.

expluxury.uk.com





PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains water, Septic tank, Electric, Mains gas, Gas central heating, Double glazing, Security lights, CCTV.

EPC: D

Council Tax Band: F

Flood Risk:

Rivers & Seas: no risk.

Surface water: very low.

Local Authority:

West Lancashire Borough Council

Tel: 01695 577177

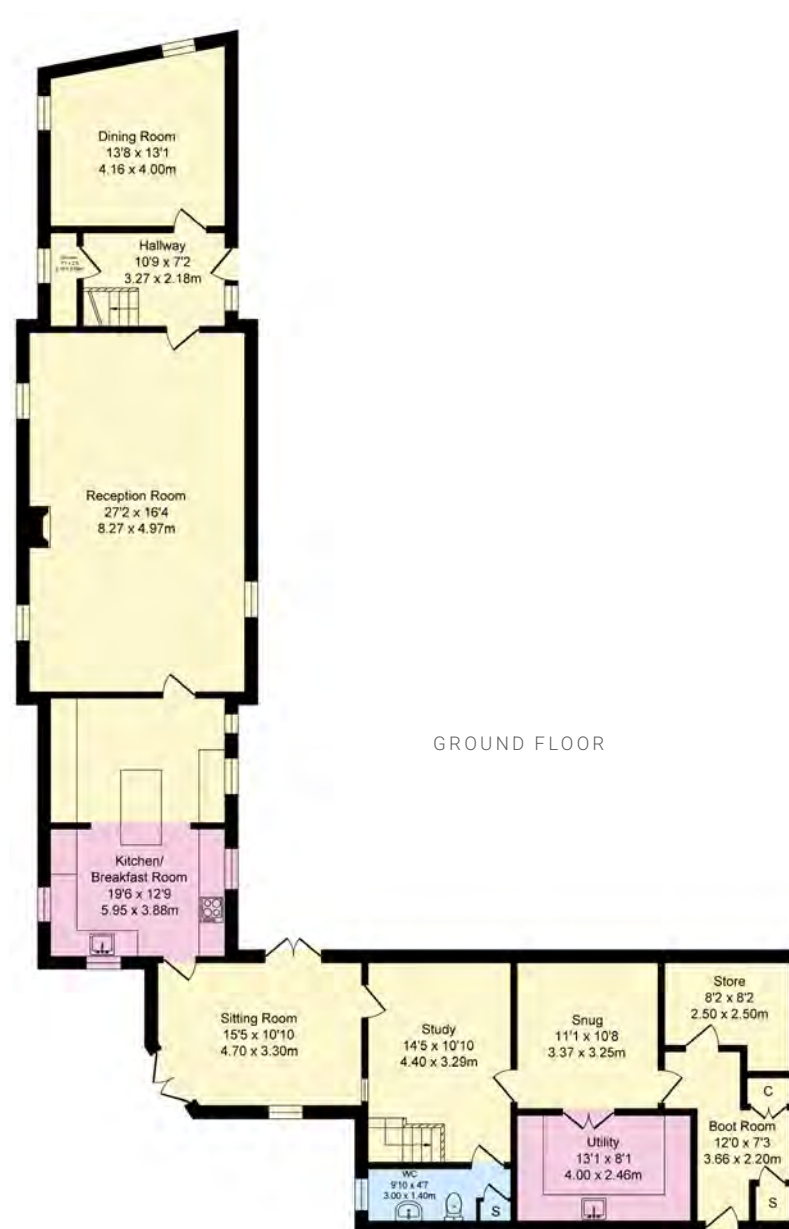
Viewing: Strictly by appointment with Karl Ormerod.

Tel/WhatsApp: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

THE COACH HOUSE, MILL LANE, AUGHTON, L39 7HJ

TOTAL APPROX. FLOOR AREA 3,365 SQ FT 312.6 SQ M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

KARL ORMEROD

07443 645157

karl.ormerod@exp.uk.com

exp[®]

LUXURY

expluxury.uk.com

