



L' Ancresse  
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Nestled in a highly desirable location, this stunning detached family home offers a perfect blend of modern living and traditional charm. Designed with family life in mind, the property boasts an impressive four reception rooms, providing ample space for relaxation, entertaining, and family gatherings. The heart of the home is the open-plan modern kitchen and dining area, with a utility room conveniently located off the kitchen for added practicality.

The accommodation includes four generously sized double bedrooms, with the master bedroom benefiting from a private ensuite, offering a peaceful retreat. A stylish and contemporary family bathroom serves the remaining rooms, completing the thoughtful layout. Each room enjoys beautiful views, making the most of the natural surroundings and enhancing the sense of tranquillity throughout the property.

Outside, the property continues to impress with a private driveway offering ample parking and a detached garage with an electric up-and-over door, perfect for secure storage or use as a workshop. Additional features include a charming garden room and multiple beautifully maintained gardens, all fully enclosed for privacy and security.

The property further benefits from approximately 1 acre of additional land, offering potential for future development or simply creating a haven for outdoor activities. With no onward chain, this home presents a rare opportunity to acquire a truly exceptional family property in a prime location.





## Key Features:

- Detached Family Home
- Four Reception Rooms
- Modern Kitchen & Utility Room
- Four Double Bedrooms
- Bathroom, En-suite & WC
- Detached Garage & Garden Room
- Enclosed Gardens & Additional Land
- No Onwards Chain

### Entrance

Front door into porch with door into hallway. Doors from hallway leading to lounge, sitting room, study, kitchen, WC and understairs storage. Stairs to 1st floor.

### Lounge

23' 2" x 11' 5" (7.05m x 3.47m)

Windows to front side and rear and door into dining room.

### Dining Room

12' 11" x 10' 9" (3.94m x 3.27m)

Window to front, side and rear. Door into garden.

### Sitting Room

11' 5" x 9' 10" (3.49m x 2.99m)

Window to rear.

### Kitchen Dining

23' 1" x 11' 7" (7.03m x 3.53m)

An excellent range of eye and low level units incorporating a sink and drainer unit with views out to land. Ranger hob and oven with extractor build over and integrated dishwasher. Windows to front and rear with doors leading to utility and sun room.





**Utility Room**

8' 7" x 5' 5" (2.62m x 1.65m)

Low level units incorporating stainless steel sink, plumbed in for washing machine. Boiler location. Door to rear porch.

**Rear Porch**

Windows to rear and side with door leading to garden.

**Sunroom**

11' 9" x 12' 2" (3.59m x 3.72m)

Windows to front, side and rear. Skylight.

**Study**

13' 5" x 6' 6" (4.09m x 1.98m)

Window to front and built in storage, desk and shelves.

**WC**

Two piece suite comprising pedestal wash hand basin and low level WC.

**Landing**

Doors to four bedrooms, family bathroom, storage cupboard and loft access with ladder. Window to front.

**Bedroom One**

15' 0" x 23' 1" (4.57m x 7.04m)

Additional measurements - 3.45 Built in wardrobes, dressing table, draws and side tables. Windows to rear and side and door to En-suite

**En-Suite**

4' 6" x 7' 8" (1.37m x 2.33m)

Three piece suite comprising double shower cubicle with mixer shower over, vanity wash hand basin and low level WC. Heated towel rail, fully tiled and window to side.

**Bedroom Two**

15' 3" x 9' 8" (4.65m x 2.95m)

Window to side and rear.

**Bedroom Three**

12' 2" x 11' 2" (3.71m x 3.41m)

Window to rear with views.





#### Bedroom Four

13' 10" x 10' 9" (4.21m x 3.28m)

Window to front and side. Fitted wardrobes, bookshelf and dressing table.

#### Family Bathroom

9' 9" x 7' 8" (2.97m x 2.33m)

Four piece suite comprising panelled bath, corner shower cubicle with mixer shower in, vanity wash hand basin and low level WC. Fully tiled walls, heated towel rail and window to front.

#### Garage & Garden Room

Garage - Detached garage with electric up and over door with electrics, window to side and door to side. Garden Room- Bifold doors to front, wooden flooring, inset lighting and window to side.

#### Front Garden

Gravel driveway with gardens to both left and right sides, enclosed and mainly lawned with planted borders.

#### Rear Garden

Enclosed rear garden mainly lawn with greenhouse, garden room and patio area. Opening into additional land.

#### Rear Garden

Additional land approx. 1 acre split into three sections. Chicken coop to right.

#### Driveway

6 Parking Spaces

Ample parking for multiple cars on driveway.























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