



WESTON

Parrs Lane, Aughton

Space, Light And The Art Of Living Well

Set against an un-spoilt rural backdrop, this exceptional five bedroom, 4740 square foot home is a masterclass in refined design and everyday comfort. From the moment you step into the light-filled hallway - framed by a dramatic floor-to-ceiling window and finished with bespoke herringbone LVT flooring - the tone is set for a home of sophistication and luxury.

At its heart lies a breathtaking open-plan kitchen, dining and living space, where form and function blend effortlessly. Expansive sliding doors dissolve the boundary between inside and out, opening onto a porcelain-tiled terrace that basks in sunlight and offers the perfect stage for entertaining or relaxed al fresco living. Throughout the home, Crittal style steel doors add a striking architectural statement, enhancing both the flow of natural light and the contemporary aesthetic.

Boutique-inspired bedrooms continue the story of comfort and elegance, with a sumptuous principal suite that boasts a private balcony and spa-like en suite. A top-floor guest retreat offers added privacy and flexibility - ideal for visiting friends, family or even home working with a view.

Every element of this home has been carefully curated for style and ease of living. Underfloor heating runs throughout the ground floor, ensuring warmth underfoot in every season, while a comprehensive security system - including CCTV coverage, electronic gated access and intercom - provides the peace of mind that makes the home feel truly secure.

Weston... impeccably designed, beautifully executed and perfectly positioned.

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First Impressions, Perfected

Step into an entrance hallway that sets the tone for the entire residence, a masterclass in contemporary elegance and architectural finesse. Bathed in natural light from a stunning floor-to-ceiling window, the space feels bright, airy, and instantly inviting. The bespoke herringbone LVT flooring in warm wood tones adds a sense of timeless sophistication, beautifully complemented by soft neutral walls and sleek black accents throughout.

A striking staircase with plush carpeting and bold, geometric balustrades creates a captivating focal point, whilst carefully curated furnishings, enhance the sense of luxury and comfort.

Wall sconces in brushed gold cast a gentle glow, and every detail has been thoughtfully considered, from the discreet storage solutions to the seamless flow into the main living areas, ensuring both practicality and visual harmony.

This entrance hall is more than just a space to arrive - it's a statement of intent, offering a memorable first impression and a preview of the refined quality that resonates throughout the entire home.

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Style, Warmth, And Countryside Views

The impressive lounge offers a sophisticated yet welcoming setting, finished in a stylish palette of beige and black. Large windows fill the room with natural light and provide pleasant views across the countryside. The space features comfortable beige armchairs and a matching ottoman, set around a striking herringbone style floor that adds warmth and character.

A sleek black feature wall houses a contemporary media unit and a large wall-mounted television, creating a modern focal point for relaxing or entertaining. The room is further enhanced by elegant ceiling lighting, including concealed LED lighting that runs around the perimeter of the ceiling, adding a subtle and contemporary ambience.

Layered curtains add both privacy and a touch of luxury. With its combination of high-quality finishes and well-balanced design, this lounge is ideal for both everyday living and hosting guests in comfort and style.

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A Peaceful Retreat for Work or Reflection

Situated just off the main hallway, the ground floor study provides a bright and peaceful setting ideal for work or quiet reflection. Large windows allow natural light to fill the room, complemented by sheer curtains that offer both privacy and a soft, airy feel. Warm herringbone style flooring adds a touch of sophistication, with the neutral tones and sleek black accents adding the finishing touches - a perfect room productivity and comfort.

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Cutting-edge Design Meets Effortless Comfort.

At the heart of the home lies a spectacular kitchen, masterfully executed with sleek handleless cabinetry in a sophisticated matte finish, enriched by elegant gold detailing and understated integrated lighting.... A vast central island, topped with pristine quartz and lit by sculptural pendant lights, offers a showstopping centrepiece - equally suited to casual breakfasts or lavish entertaining. This is a kitchen designed for the serious cook, boasting a full suite of premium built-in appliances, including multiple ovens discreetly housed within bespoke cabinetry. Dual sinks with brushed gold fixtures, generous preparation space and a mirrored splashback elevate both function and form, while floor-to-ceiling glazing floods the space with natural light and frames tranquil views of the garden beyond...

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...Flowing seamlessly from the kitchen is a refined dining area, designed for shared moments and memorable occasions. A statement wine display encased in glass forms a dramatic centrepiece, adding a layer of luxury for the discerning collector. This elegant space captures panoramic garden vistas and opens directly onto a sun terrace, inviting a seamless connection between indoors and out.

The adjoining seating area offers a peaceful spot to linger over morning coffee, with curved, upholstered seating positioned to take in the uninterrupted garden outlook. Throughout, rich herringbone style flooring lends warmth and texture, subtly unifying each element of this exquisite space.

This remarkable culinary, dining and living hub is a triumph of style and substance - a space that balances everyday ease with elevated design, and one that enhances every moment spent within it.

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Elevate Your Workout With Style And Sophistication

This exceptional home gym offers a bright and inspiring environment for fitness enthusiasts. Expansive floor-to-ceiling sliding glass doors flood the space with natural light and provide uninterrupted views across the beautifully landscaped gardens, creating a seamless connection between indoor and outdoor living. The herringbone style flooring adds a touch of sophistication, while the neutral décor ensures a calming and focused atmosphere.

The room is enhanced by contemporary wall lighting and concealed LED ceiling lighting that runs around the perimeter, providing both practical illumination and a modern, ambient finish. With ample space for a range of equipment and direct access to the garden terrace, this gym is perfectly designed for both serious training and everyday wellbeing, all within the comfort and privacy of your own home.

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Connecting Spaces With Grace

Flooded with natural light from the striking floor-to-ceiling window, the gallery landing creates an impressive focal point at the heart of the upper floor. The elegant staircase, finished with plush carpeting and bold balustrades, leads to this spacious area which seamlessly connects the principal bedroom suites.

A contemporary gold and glass pendant chandelier draws the eye upwards, complementing the soft neutral palette. A tranquil seating area, perfectly positioned to enjoy the open countryside makes an inviting spot for reading or quiet reflection.

A wide, softly carpeted hallway ensure a sense of space and flow, while the cohesive design and high-quality finishes echo the refined style found throughout the home. This beautifully considered space not only links the bedroom areas but also serves as a light-filled retreat, enhancing the sense of luxury and comfort on the first floor.

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Boutique Detailing In Every Room

The bedrooms are thoughtfully arranged across the first and second floors, offering both privacy and comfort for family and guests alike.

On the first floor, a spacious landing leads to four generously sized bedrooms, each designed with versatility and relaxation in mind. The principal suite is a true retreat, featuring a large bedroom with access to a private balcony, a dedicated dressing room, and a luxurious en suite bathroom.

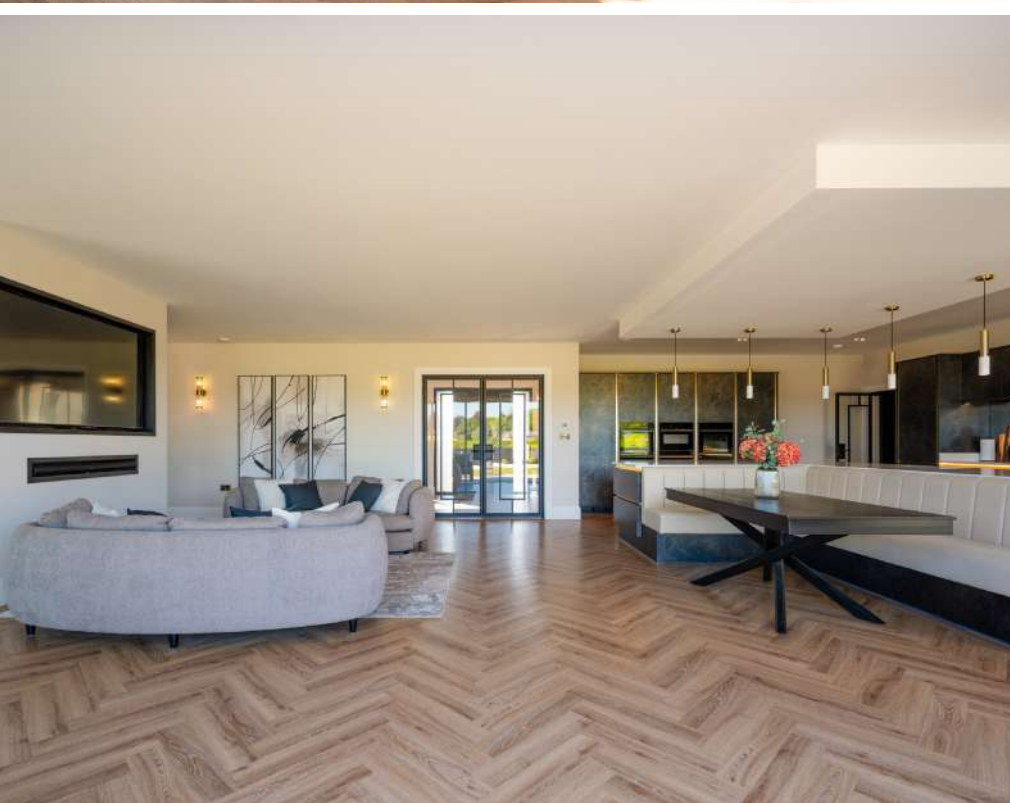
Two further bedrooms on this level are complemented by their own en suite shower rooms, while a fourth double bedroom is served by a stylish family bathroom with separate bath and shower facilities...





...A large room on the second floor provides an additional space for relaxation or study, ideal for families seeking flexible living arrangements and perfect for guest or teenager's suite.

Every bedroom benefits from excellent proportions, large windows for natural light, and easy access to bathrooms. Feature headboards and elegant bedside lighting create a boutique hotel feel, with space for both relaxation and storage. Contemporary pendant lighting adds a stylish focal point to each room, and the use of layered curtains ensures privacy and a restful environment at any time of day.



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Bathrooms Designed for Everyday Indulgence

The bathrooms are a showcase of boutique-inspired luxury and meticulous attention to detail. Each space is designed to evoke a sense of calm and sophistication, with a palette of soft neutral tones, large-format porcelain tiles, and high-quality fixtures that create a spa-like atmosphere.

Features such as floating vanities with integrated storage, illuminated mirrors, and sleek wall-mounted lighting provide both style and practicality. Frameless glass shower enclosures, contemporary freestanding tubs, and rainfall showerheads further elevate the experience, blending modern aesthetics with everyday comfort. Heated towel rails ensure a warm, inviting environment year-round, while thoughtfully placed windows fill the rooms with natural light.

From the elegant finishes to the carefully curated lighting and premium fittings, these bathrooms offer a refined retreat within the home-balancing visual impact with exceptional functionality.

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Sleep In Beauty

The principal bedroom suite is a true sanctuary, designed to impress with its sense of space, light, and luxury. A striking vaulted ceiling enhances the airy atmosphere, while expansive windows and glass doors fill the room with natural light and offer uninterrupted views across the countryside. Step out onto your private balcony to enjoy morning coffee or evening sunsets in complete tranquillity.

The bedroom itself is beautifully appointed, featuring a plush, oversized headboard and a calming palette of soft neutrals. Beside the sleeping area, a discreet mini bar adds a touch of boutique hotel comfort, perfect for refreshments at any hour. A highlight of the suite is the generous dressing room, accessed through elegant double doors. Lined with bespoke wardrobes featuring gold handles and ample storage, this space is illuminated by a contemporary chandelier, creating a refined and practical area for preparing for the day ahead.

The luxurious en-suite bathroom is finished in large-format stone tiles for a seamless look, with a floating double vanity, illuminated mirror, and sleek black fixtures. A walk-in shower and contemporary fittings provide a spa-like experience, while large windows ensure the space remains bright and inviting.

Every detail of this principal suite has been carefully considered to offer the ultimate in comfort, style, and privacy—a perfect retreat at the heart of this exceptional home.

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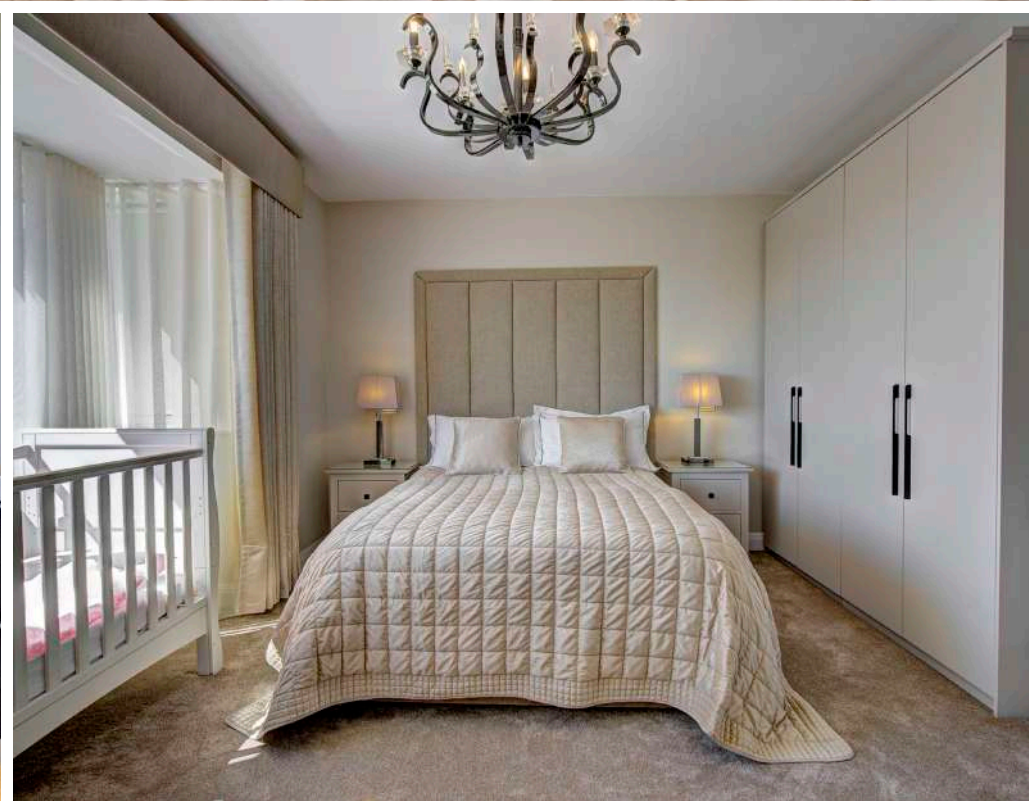
Spacious, Bright, And Private

Occupying the entire top floor, the second floor suite offers a spacious and versatile retreat, ideal for guests, teenagers, or as an indulgent private sanctuary. The bedroom area is beautifully illuminated by twin skylights, filling the space with natural light and creating an airy, uplifting atmosphere. The vaulted ceilings enhance the sense of openness, while plush carpeting and soft neutral décor provide comfort and warmth.

There is ample room for both sleeping and relaxation, with space for a large bed, lounge area, and media setup, making this an inviting space for unwinding or entertaining. Cleverly integrated eaves storage ensures a clutter-free environment without compromising on style.

The en-suite bathroom echoes the contemporary feel of the suite, featuring a sleek walk-in shower with black-framed glass, a modern vanity with generous counter space, and a skylight that brings in even more light. Understated wall lighting and matt black fixtures add a touch of luxury, while large-format tiles and a heated towel rail complete the look. This top floor suite is a true haven, offering privacy, comfort, and flexibility-perfect for modern family living or hosting overnight guests in style.

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Sun, Space and Sophistication

The homes outdoor space is truly exceptional, thoughtfully designed to accommodate both effortless entertaining and relaxed everyday living. A generous porcelain-tiled terrace extends seamlessly from the main living areas via wide sliding doors, creating a harmonious transition between indoors and out. This expansive terrace becomes a natural continuation of the home, perfectly suited to modern, open-plan living.

Multiple stylish seating areas are strategically positioned to capture the light and views throughout the day - ideal for morning coffee, leisurely afternoons or evening drinks as the sun sets over the open fields. The main patio benefits from a westerly aspect, bathing it in evening sun and making it an idyllic setting for al fresco dining or hosting guests long into the golden hour.

Beyond the terrace, across a well-maintained lawn, a striking covered entertaining area ensures year-round enjoyment. This contemporary garden pavilion enjoys sunlight throughout the day thanks to its clever positioning, while a sleek roof structure offers welcome shade and protection when needed. With integrated lighting, outdoor heating and ample space for both dining and lounging, it is a versatile and stylish space - equally suited to summer barbecues, family celebrations or simply unwinding in peaceful seclusion.

The garden is beautifully finished, with modern borders, soft landscaping, considered hardscaping and well-placed fencing offering both visual appeal and a high degree of privacy, without compromising the views. The generous lawn provides space for children to play or guests to gather, while the thoughtful layout ensures that every corner feels both usable and tranquil.

Whether hosting a lively gathering, enjoying a quiet evening beneath the stars or simply seeking a private retreat surrounded by nature, this remarkable outdoor setting delivers on every level, blending sun, serenity and sweeping rural vistas into one beautifully composed lifestyle experience.

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Secure, Stylish, and Set Apart

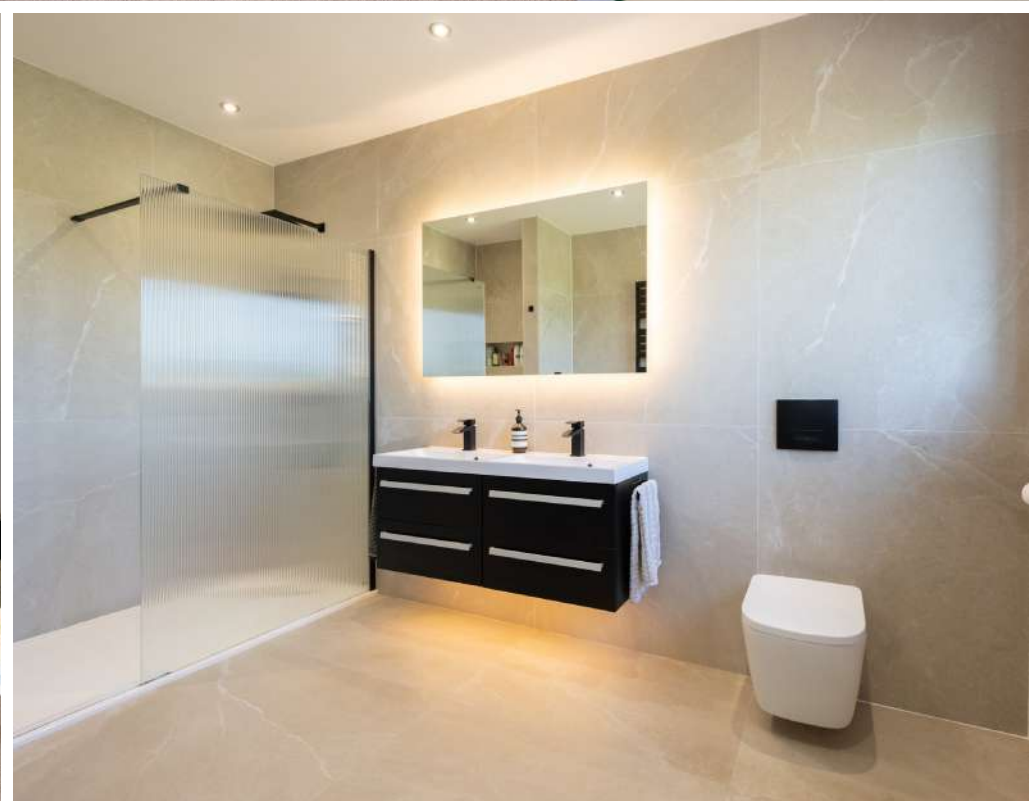
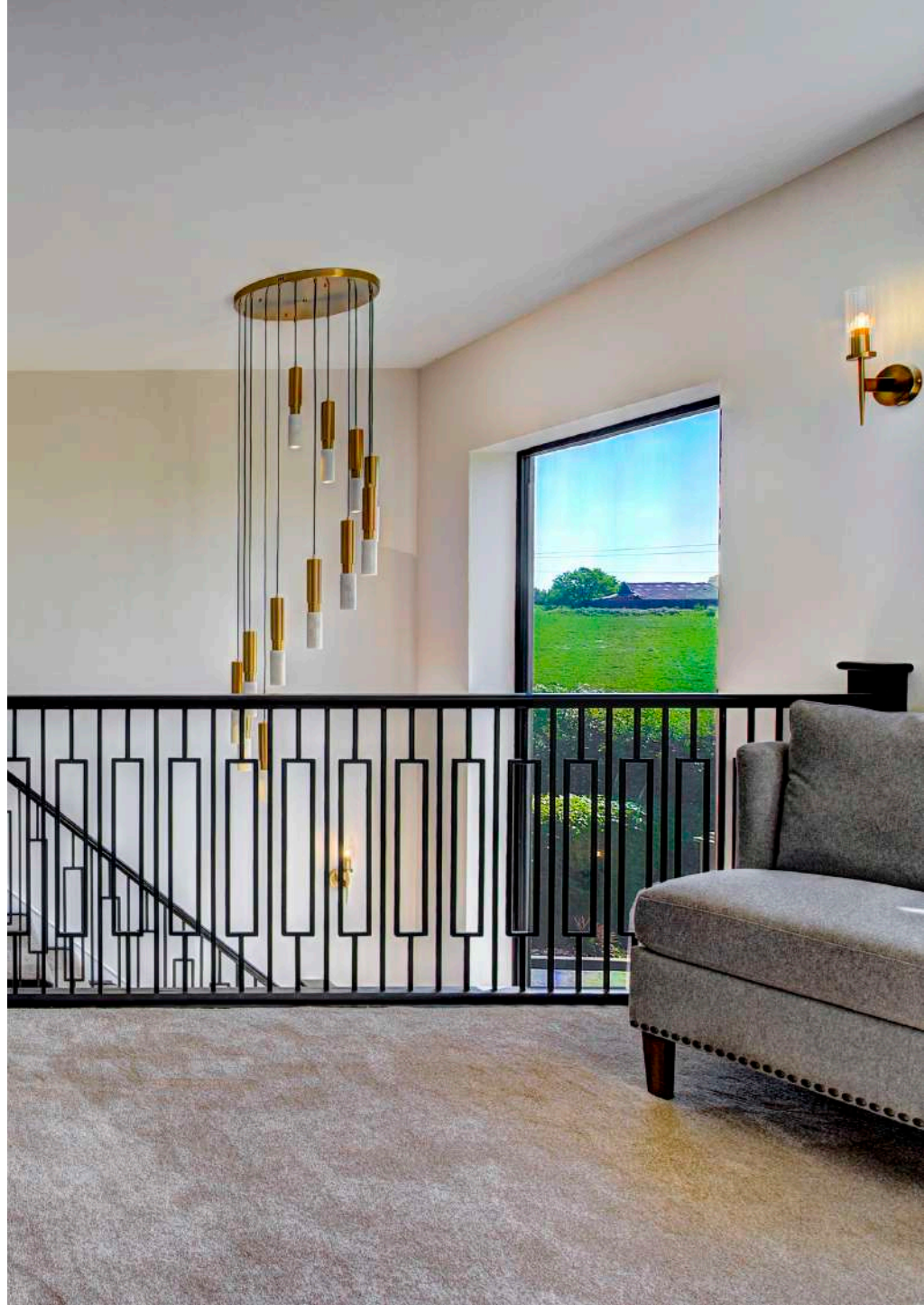
The facade of this remarkable property delivers instant impact, with its bold architectural lines, expansive frontage, and striking symmetry. Set back from the road in a commanding position, the house enjoys open aspects to both the front and rear, with lovely views across farmland that enhance its sense of space and exclusivity.

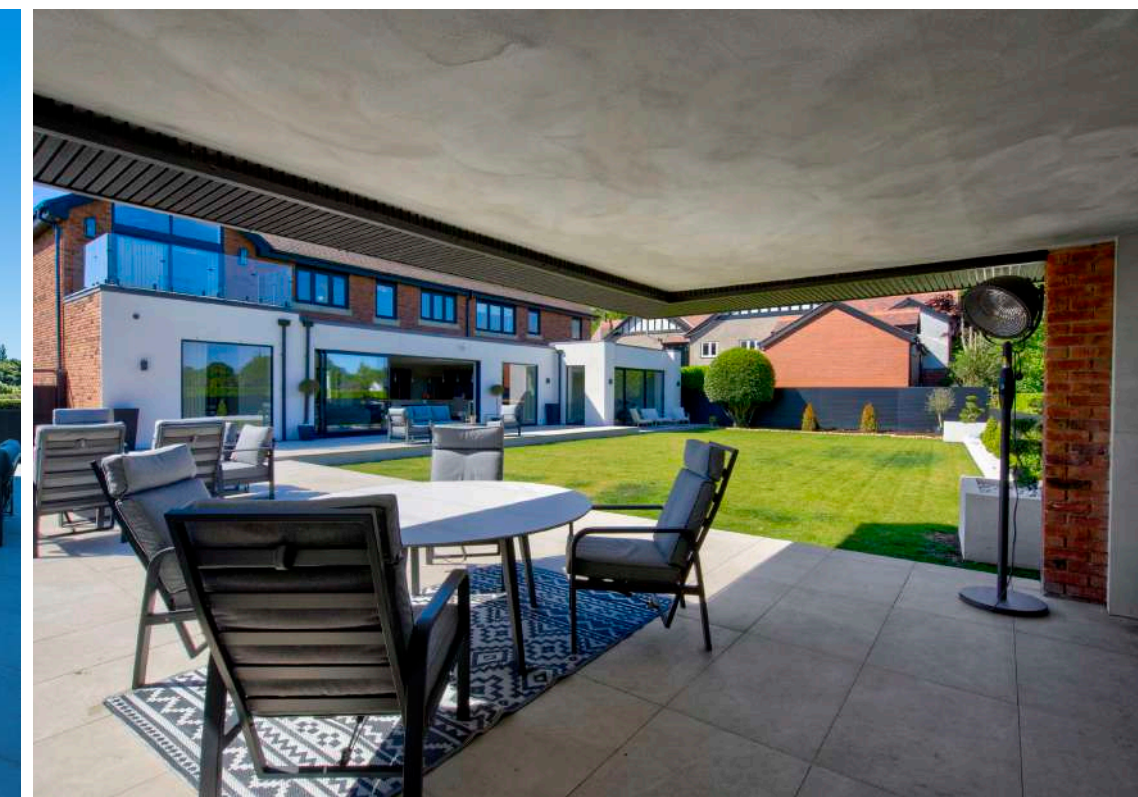
The in-and-out driveway, finished in sleek tarmac, is accessed via two sets of electronic gates, equipped with intercom access for security and convenience. This impressive approach not only ensures privacy but also offers a grand sense of arrival for residents and guests alike. Mature hedging and manicured topiary frame the entrance, while the neatly edged lawn and contemporary planting add to the home's elegant kerb appeal. Ample parking is available for multiple vehicles and there is also a substantial 180 square foot garage with an electronic up-and-over door, providing secure storage and direct access to the house.

The overall effect is one of stature and sophistication - a home that stands out for its presence and poise, perfectly positioned to make the most of its beautiful open surroundings.

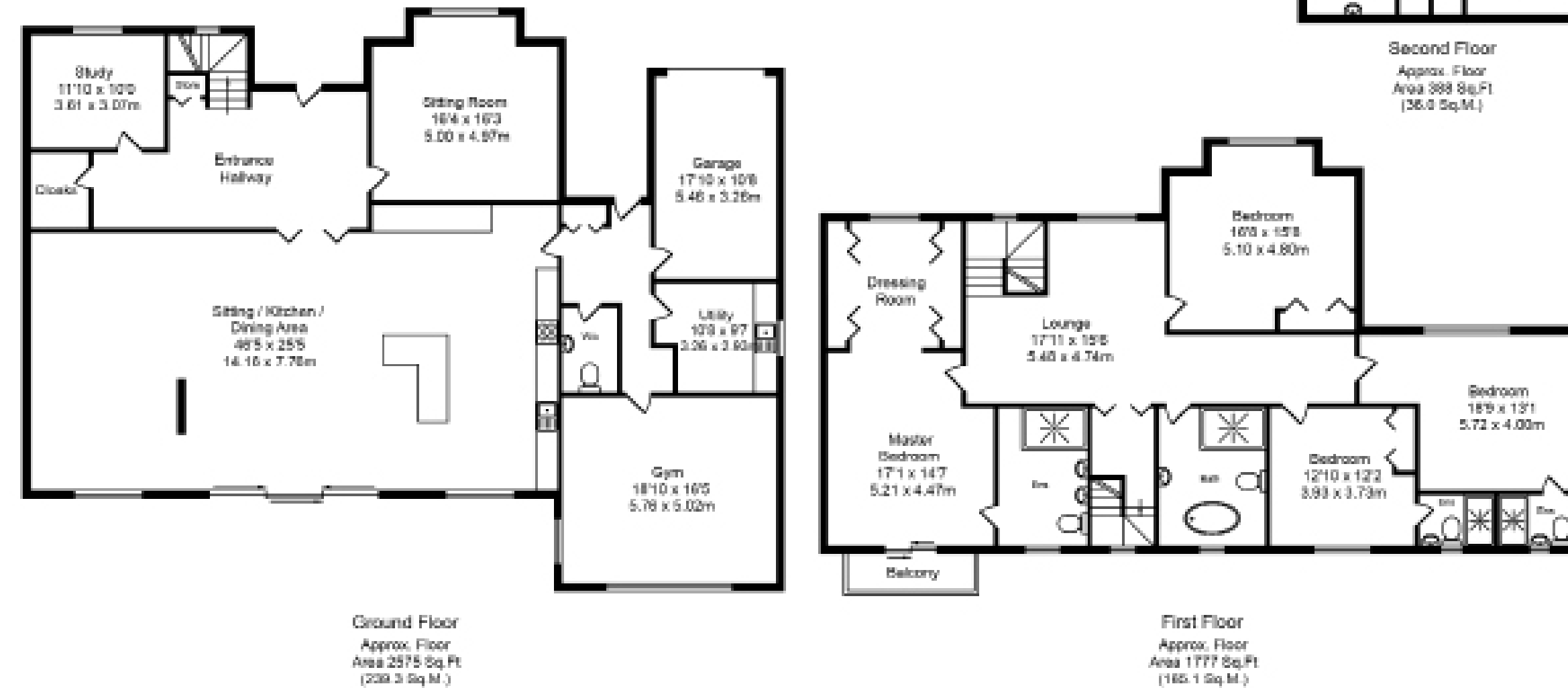
Weston is more than a place to live-it's a statement of style, comfort, and uncompromising quality.

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HOUSE & HERITAGE



Parr's Lane, Ormskirk

Total Approx. Floor Area 4740 Sq.ft. (440.4 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.

- Contemporary Detached Residence
- Five Boutique Bedrooms
- Circa 4740 Square Feet
- Breath Taking Open Plan Family Dining Kitchen & Living Area
- Home Office & Gym
- Extensive Parking & Garage
- Open Views
- Underfloor Heating & CCTV
- Exceptional Finish
- Gated Access & Totally Private



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