

**FOR SALE**

Lyme House, Bretherton Court, Burscough, L40 5UZ

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

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1996



## Lyme House, Bretherton Court, Burscough, L40 5UZ

Unique, individually designed detached family home with 2 / 3 acre plot & 3274 SQFT.

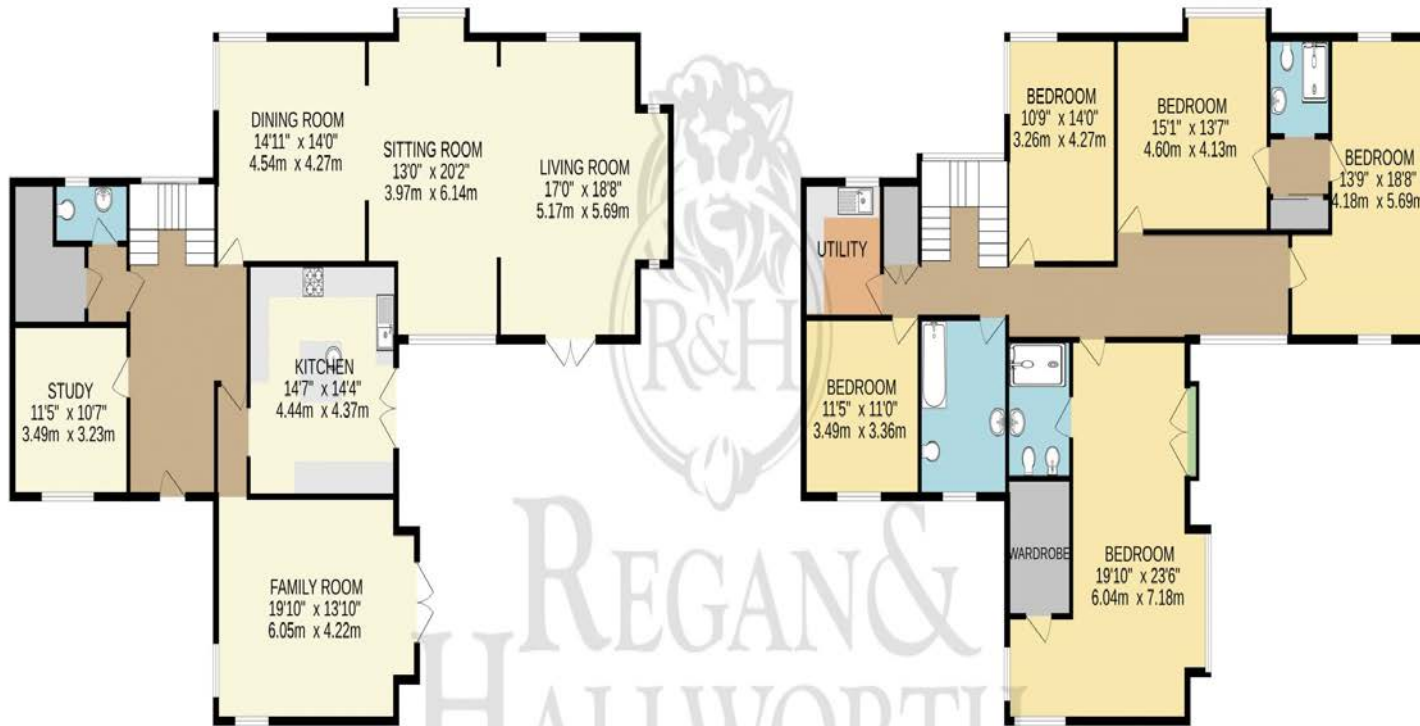


- Stunning individual detached home
- Generous 2 / 3 acre plot
- Astonishing amount of floorspace
- Viewings essential
- 5 bedrooms / 5 reception rooms
- Private secluded setting
- Close to Burscough Town Centre
- 3274 SQFT

Resting within a stunning, mature & totally private plot that extends to approximately 2 / 3 acre - Lyme House is a unique, individually designed detached family home that is unlike anything else on the market right now and early inspection is essential. Accessed through a large sweeping driveway, just off Junction Lane on Bretherton Court, in a peaceful, secluded setting that perfectly balances the feeling of privacy whilst also being within easy reach of Burscough Town Centre, both train stations & the area's acclaimed schools & amenities. The home internally is beautifully presented throughout & set across just two floors that extend to an astonishing 3274 square feet of contemporary living space. Ideal then for a growing family looking for a convenient location and considerable living space, the home in brief comprises; a main entrance hallway with wc / cloaks, no fewer than 5 reception rooms, plus a quality fitted kitchen. The kitchen itself has the potential to be knocked through to create a more open plan design too, should clients wish. Upstairs, there are 5 bedrooms with the superior master suite being 23ft in length & boasting an en-suite, fitted units plus a Juliette Balcony overlooking the garden. There is a Jack n Jill en-suite between beds 2 & 3 plus a principal bathroom & an upstairs utility room. Externally, the plot and gardens here are another key feature of the home; the gardens wrap around the entire home & extend to approx 2 / 3 acre. There are various mature trees and considerable screening, plus numerous seating areas including a tucked away composite patio area which is walled & enjoys a south facing aspect. There is a large circular driveway for ample off road parking, plus a timber car port & gazebo with bbq area. Viewings are essential to appreciate the scale and quality of this individual home.







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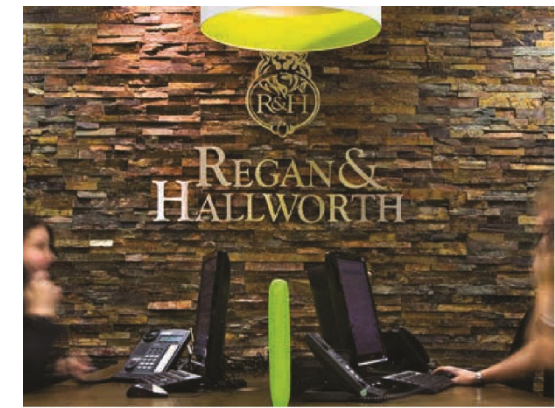
TOTAL FLOOR AREA : 3274 sq.ft. (304.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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