

FOR SALE

The Old Smithy, 196 Ormskirk Road, Upholland, WN8 0AA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



The Old Smithy, 196 Ormskirk Road, Upholland, WN8 0AA

A charming four bed period home with stone outbuilding & large gardens.

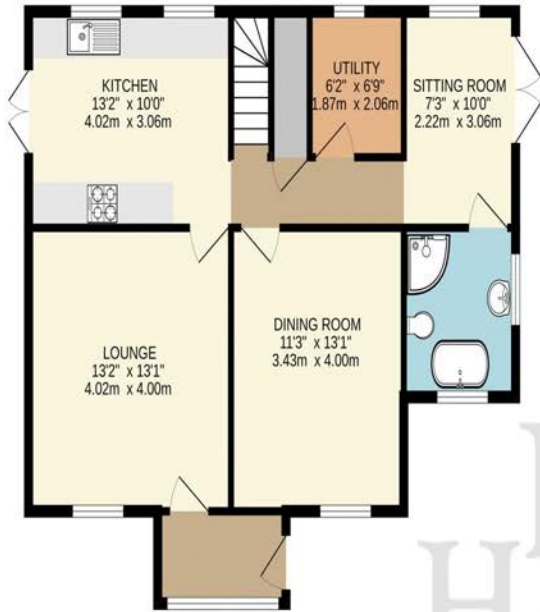


- Charming 18th century home
- Large mature garden
- Four bedrooms
- Character outbuilding / garden room
- Private plot in conservation area
- Close to rail & motorway networks
- Three reception rooms
- 1536 SQ.FT. / Freehold

Tucked away in a little hamlet of stone and farm buildings at the bottom of Ormskirk Road this pretty farm cottage dates approximately to 1850's and forms part of an interesting group of historical homes within the Garnett Lees Conservation area. 'The Old Smithy' is a charming double-fronted detached house that dates back to the 18th century. It was fully renovated by the current owners in 2007/08 when the whole house was stripped back to bare brick and updated with new electrics, heating, floors and walls whilst carefully retaining many of its original features such as stunning beamed ceilings throughout. It also has the notable feature of boasting a substantial stone outbuilding which has been converted into a unique and versatile space suitable for a wide range of uses. The gardens are undoubtedly another significant feature of this home. Extending to 0.2 acres, an extensive driveway provides off road parking for a number of vehicles with a pretty lawned front garden with borders of mature plants and trees ensuring privacy. There are beautifully maintained lawned gardens to the side and rear of the property with borders of mature trees and hedges as well as a charming courtyard with private patio area creating an idyllic space to relax or entertain. The interior is as engaging as the exterior offering approximately 1536 sq ft of well appointed living space including the extra space offered in the outbuilding, the property in brief comprises: Porch, Welcoming living room with feature open fireplace, fitted country style kitchen with a range of wall and base units, dining room with open fireplace, utility room, stylish family bathroom comprising WC, wash basin, bath and shower cubicle and a sun room with French Doors leading to the garden. To the first floor you will find a master bedroom, three further bedrooms and a separate WC. The generous plot provides scope for further extensions (subject to necessary planning approval).







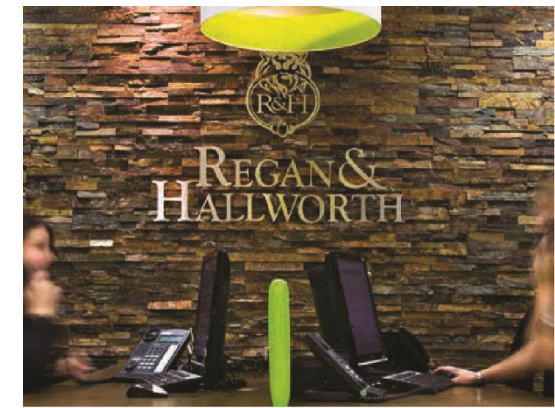
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TOTAL FLOOR AREA : 1536 sq.ft. (142.7 sq.m.) approx.

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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