

FOR SALE

207, Brookfield Lane, Aughton, L39 6SN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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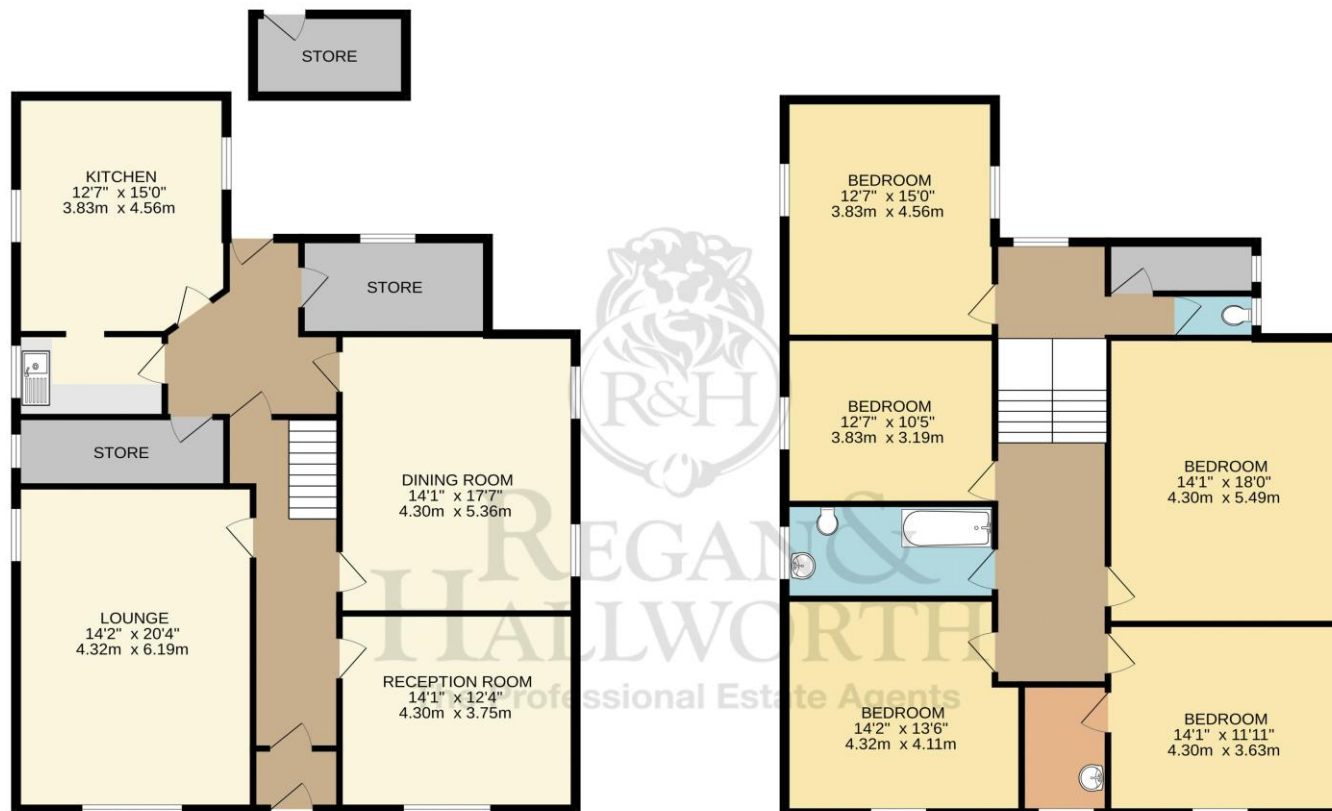
Opportunity to develop/refurbish a truly remarkable period home in a prime semi-rural location



- Eye-catching period detached house
- Approx. 1/3 acre
- Idyllic semi-rural setting
- Walking distance to village
- Five spacious bedrooms
- Three characterful reception rooms
- Private driveway & gardens
- 2612 SQ.FT. / Freehold

Outstanding Development / Refurbishment Opportunity. Known locally as Elm House, this landmark property occupies a commanding position in a picturesque rural setting, while also being within walking distance of one of Lancashire's most highly regarded village locations Aughton, which has even been recognised by The Times as 'officially England's hottest gourmet destination.' Positioned on the corner of Butchers Lane and Brookfield Lane, the property enjoys open aspects, a private driveway, and generous gardens extending to approximately one third of an acre. This distinctive detached period home offers buyers a rare opportunity to undertake a full scheme of redevelopment or refurbishment to create one of the area's finest residences. Full of character and charm, the house retains attractive kerb appeal and an abundance of potential within, presenting a blank canvas for those seeking to restore and reimagine a truly unique home. The setting is idyllic — semi-rural and bordering greenbelt farmland — yet highly convenient, being only a short stroll to the village green and within easy reach of a train station, the A59, and the M58 motorway. This makes the property perfectly placed for access to Ormskirk, as well as Liverpool and Preston. Aughton itself boasts excellent amenities, including local shops, outstanding schools, Michelin-starred restaurants, stylish cafés and wine bars, scenic trails, and beautiful countryside walks. The historic market town of Ormskirk is just a 5–10 minute drive away. Viewings are strictly by appointment only. Don't miss the chance to explore everything this wonderful home has to offer — book your private appointment today and see for yourself whether this could be the forever home you've been searching for.





TOTAL FLOOR AREA : 2612 sq.ft. (242.7 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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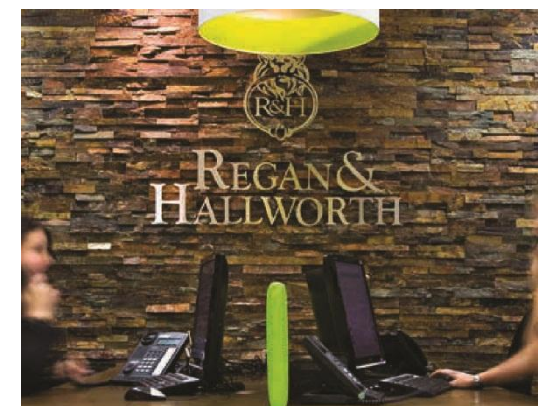
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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