



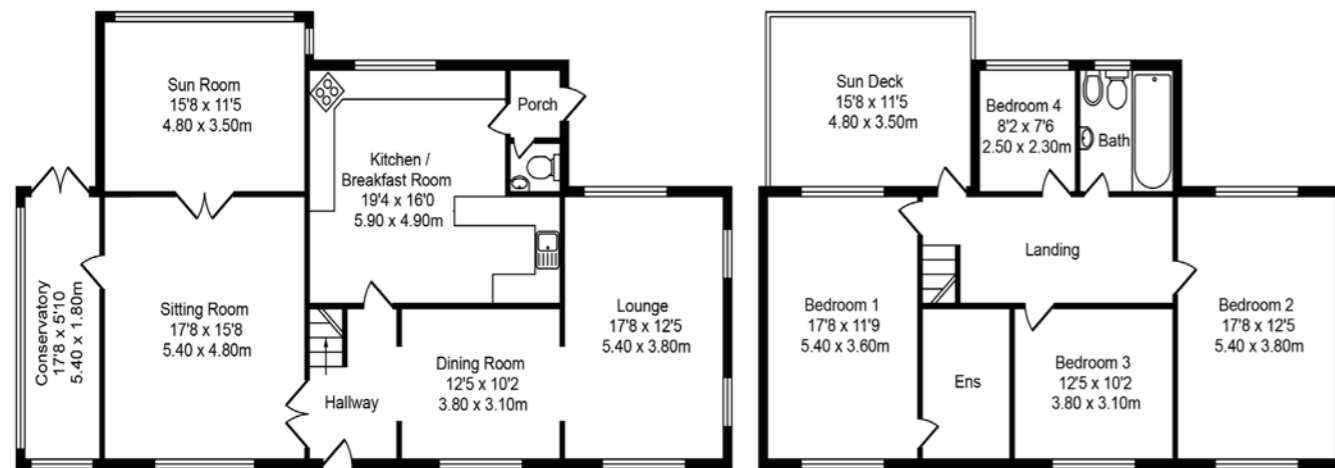
Ormskirk: 01695 570102  
arnoldandphillips.com

Southport: 01704 778668  
Chorley: 01257 241173

**ARNOLD & PHILLIPS**  
ESTATE AGENTS

**Total Approx. Floor Area 2246 Sq.ft. (208.7 Sq.M.)**

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



**Ground Floor**  
Approx. Floor Area 1327 Sq.Ft (123.3 Sq.M.)

**First Floor**  
Approx. Floor Area 919 Sq.Ft (85.4 Sq.M.)



Tenure: We are advised by our client that the property is Freehold Council Tax Band:G

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			
Address: 1884, 1881, 1882			

**THE LUXURY PROPERTY SPECIALISTS**

**Longmeanygate, Leyland**  
**Offers Over £499,995**



Arnold & Phillips are pleased to introduce to the market this spacious farmhouse in need of modernisation, the living space extends to 2246 square feet in total, including kitchen breakfast room, lounge, two reception rooms, sun room, conservatory, W/C, four bedrooms with the master benefiting from having an en-suite shower room. The property is situated on a generous plot, creating a superb all-round family home. The property is well placed for amenities within Leyland town centre and links to major cities and towns within a reasonable commute.

From one's first step across the threshold, the delightful home warms the soul with its character and charm, with the entrance hallway leading to the dining room and also through into the kitchen breakfast room, which offers a range of white fitted units and contrasting work surfaces. The real hub of the home is the spacious living room with a bay window which allows lots of natural light, and flows into the formal dining room making this a wonderful place to enjoy with family and friends. To the rear of the home is a light and bright conservatory and modern sun room which provides excellent views over the gardens. The ground floor accommodation is rounded off with another reception room which is currently utilised as a sitting room and a handy two piece W/C.

Moving up to the first floor, the size of the rooms is sure to impress. The bedrooms are spacious, offering three double bedrooms with a fabulous sun deck and an en-suite shower room to master bedroom. There is also a good-size single bedroom which offers flexibility for a study for those working from home. The rest of the bedrooms are serviced by a family bathroom which offers a four piece suite in white comprising bath, pedestal wash basin, W/C and bidet.

Externally, there is ample off-road parking with the driveway. The front and rear gardens are of a good size and provide lawned areas and well stocked borders with an array of shrubs and trees. The rear also provides open countryside views. We would strongly advise early viewing to avoid disappointment.





KEY FEATURES

- Spacious Farmhouse
- Four Bedrooms
- Circa 2246 Square Feet
- Kitchen/Breakfast Room
- Light and Bright Sunroom
- Conservatory
- Stunning Sun Deck
- Good Sized Gardens
- Driveway Parking
- Amazing Views













THE LUXURY PROPERTY SPECIALISTS

Longmeanygate, Leyland

A&P