



Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173

ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 3441 Sq.ft. (319.7 Sq.M.)

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



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.
Tenure: Freehold

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. 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.

THE LUXURY PROPERTY SPECIALISTS

Chapel Lane, Heapey
Guide Price £1,200,000

A&P

Perfectly placed, this three storey 'NEW BUILD' detached property is a truly bespoke project, a real one off of a very high-end building design and what is sure to be one of the most sought-after prestige homes in the region.

The property offers a countryside location and the architectural style will be very sought after, the large plot overlooks the Pennine Moors and has an abundance of wildlife, including a wide variety of birds, Roe Deer, Rabbits and Buzzards. This home has been carefully designed to ensure the very best of modern-day family living with a generous flowing floorplan. Accommodation highlights will include a welcoming reception hallway, utility room, W/C, snug, lounge, open plan family/dining/kitchen room, six bedrooms two with en-suite and family bathroom.

The property is still undergoing cosmetic internal work and the lucky purchaser will be given a full reign to decorate and put their own style into it. The rooms are currently neutrally decorated and are lovely and light and the open plan family room at the rear overlooks the very large garden and countryside view. Other benefits are underfloor heating throughout the ground floor. The bathrooms and shower rooms are modern and tastefully designed with contemporary tiling to the walls and flooring. The second floor has the benefit of rooflights which let the natural light flood in.

Externally there is ample driveway parking at the front with a large separate garage with an attached conservatory, a great place to sit and watch the wildlife and grow and nurture plants and flowers. The rear is mostly laid to lawn with a patio area to sit in and relax and soak in the ambience of this beautiful location.

For more detail, please our Chorley branch.





KEY FEATURES
New Build Stunning Detached Home
Six Bedrooms
Circa 3441 Square Feet
Two En-suite Bedrooms
Snug
Good Sized Lounge
Open Plan Family Room
Ample Driveway Parking
Garage with Attached Conservatory
Overlooking the Pennine Moors
Panoramic Views
Great Location











