



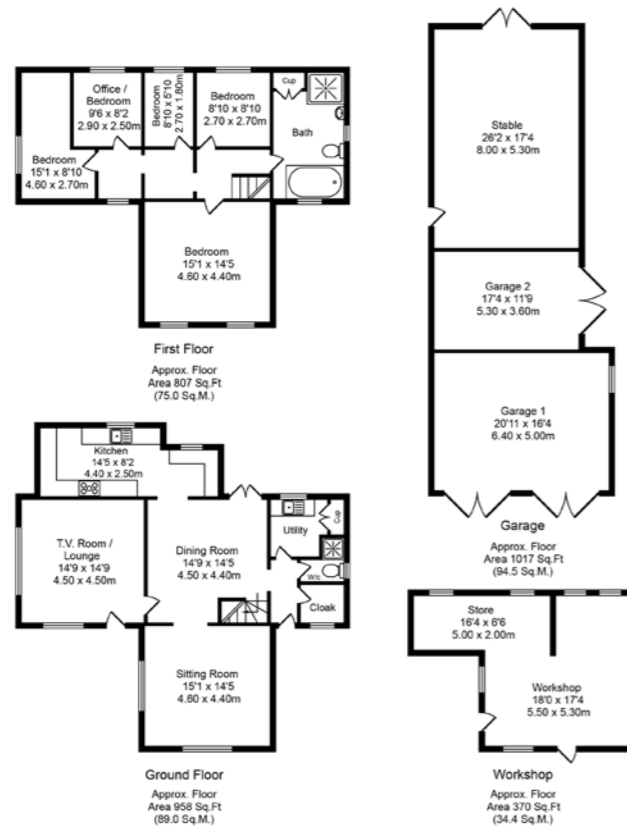
Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173

ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 3152 Sq.ft. (292.9 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
Council Tax Band: F

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

Jolly Tar Lane, Coppull
Guide Price £925,000



This exquisite detached farmhouse is bursting with character and charm, situated on approximately 2.5 acres of land.

Inside, the property boasts enchanting sitting rooms adorned with wooden beams and a captivating inglenook fireplace, complete with a woodburner for those cozy nights in. There is also a TV room and a separate dining room, providing ample space for entertaining and socializing. Practicality is covered with a cloakroom and utility room on the ground floor.

Upstairs, you will find five bedrooms and a generously sized family bathroom. Each bedroom offers a peaceful retreat, perfect for relaxing and unwinding.

Outside, the property is surrounded by picturesque grounds. A sweeping driveway leads to the farmhouse and offers plenty of parking space, while the stunning garden features mature trees, tranquil pond, an orchard, greenhouse and an astro turf tennis/sports court. Additionally, there are stables and a workshop, which present versatile opportunities for hobbies or potential business ventures. For those with vehicles there are three garages providing secure parking and extra storage space.

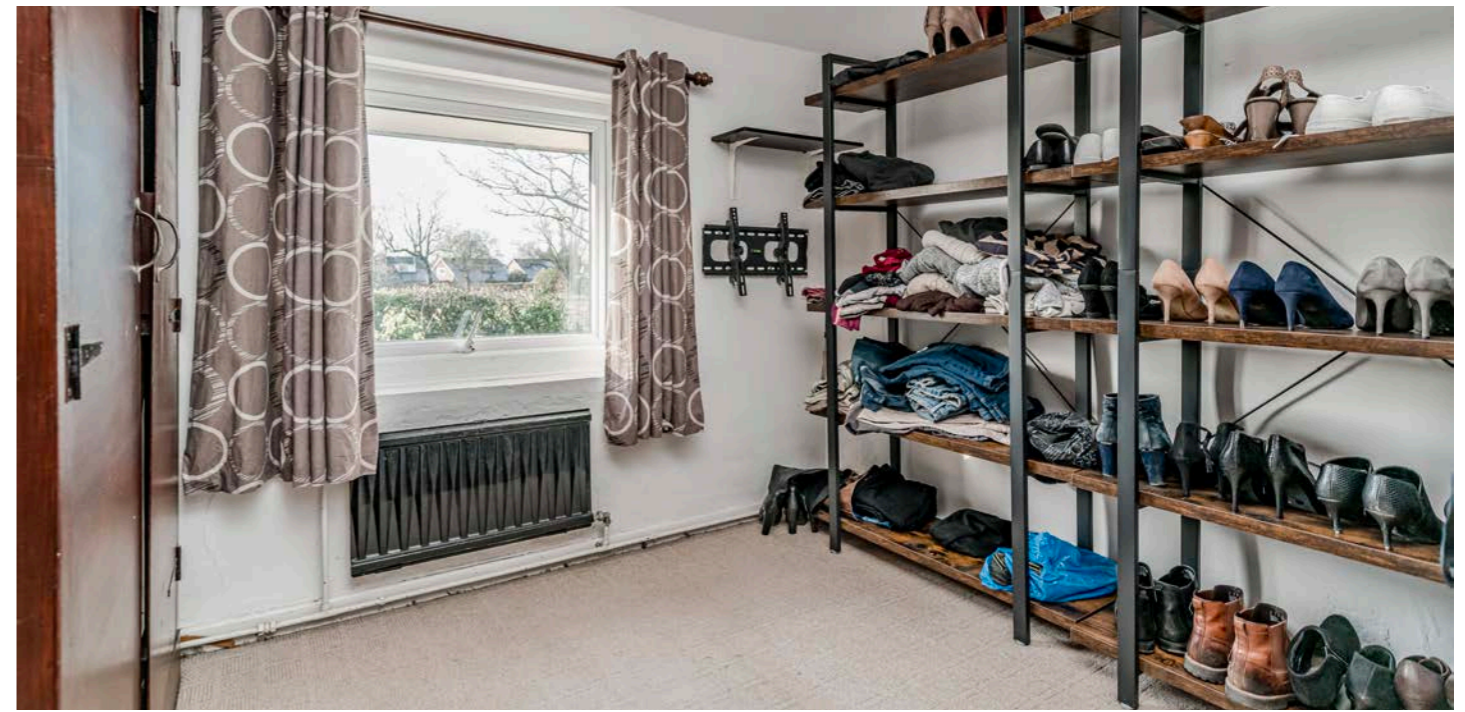
This remarkable farmhouse effortlessly combines historic charm with modern amenities, creating a truly remarkable home in a serene and idyllic setting.

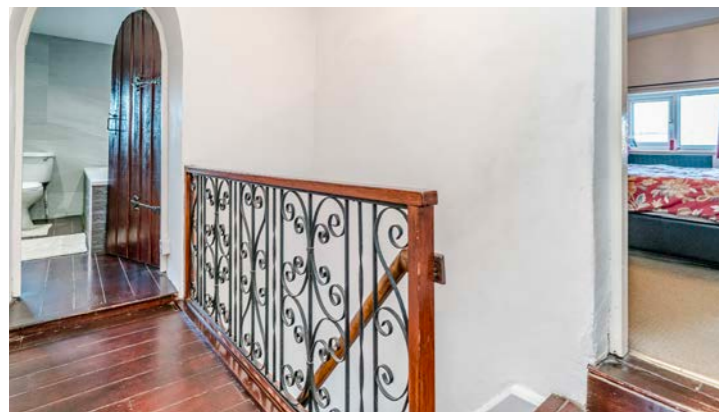




KEY FEATURES

- Characterful Detached Farmhouse
- Five Bedrooms
- Circa 2941 Square Feet
- 2.5 Acres of Land
- Two Spacious Reception Rooms
- Separate Dining Room
- Garage
- Large Driveway
- Stables
- Tennis Court
- Workshop and Store
- Stunning Countryside Views







THE LUXURY PROPERTY SPECIALISTS

Jolly Tar Lane, Coppull

A&P