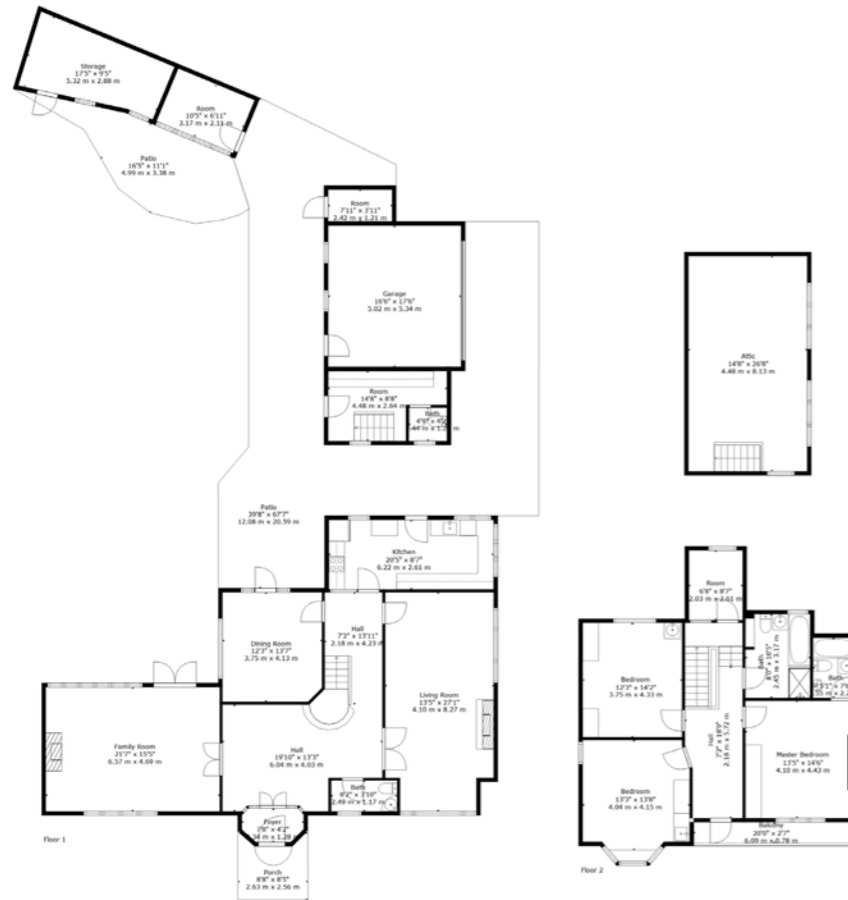




Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

**ARNOLD & PHILLIPS**  
 ESTATE AGENTS



**TOTAL: 2575 sq. ft, 239 m2**  
 FLOOR 1: 1651 sq. ft, 153 m2, FLOOR 2: 924 sq. ft, 86 m2  
 EXCLUDED AREAS: GARAGE: 288 sq. ft, 27 m2, ROOM: 31 sq. ft, 3 m2, STORAGE: 142 sq. ft, 13 m2,  
 PORCH: 62 sq. ft, 6 m2, PATIO: 1625 sq. ft, 151 m2, ATTIC: 392 sq. ft, 36 m2,  
 BALCONY: 60 sq. ft, 6 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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.



**THE LUXURY PROPERTY SPECIALISTS**

**Dawson Lane, Whittle-Le-Woods**  
**Asking Price £1,400,000**

**A&P**

Don't miss out on the chance to own this exquisite period property, built in 1898 it sits in 1.1 acres of land and is reached down its own private driveway. Boasting a generous floorplan of 2575 square feet, this impeccably presented home has preserved many of its original features and is adorned with luxurious interior decorations to complement its elegance.

Upon entering the property through a charming entrance porch and double glazed doors, you are greeted by a grand hallway adorned with oak parquet flooring, intricately designed feature walls, and a stunning spindled staircase leading up to the first floor. The living room, decorated in soothing neutral tones, features a striking fireplace and intricate coving and ceiling roses. Across the hallway, the light-filled family room offers dual aspect views through large windows and French doors leading outside, as well as a beautiful white marble fireplace. This versatile space could serve as an additional living area or a music room. At the end of the hallway, the dining room showcases unique architectural details such as arched ceiling alcoves and patio doors. The well-appointed kitchen, located at the rear of the home, boasts light-colored units, Corian countertops, and a range of integrated appliances. A breakfast bar under the window provides a picturesque spot to enjoy your morning tea or coffee.

Upstairs, four spacious bedrooms and two family bathrooms await, one featuring a luxurious four-piece suite with a bath and separate shower cubicle, and the other with a bath and overhead shower. A staircase could lead up to the attic space, offering potential for use as an additional bedroom or office.

Externally, a detached garage which was the original 'Coach House' has two additional rooms and a WC and presents opportunities for an annexe, granny flat, or potential Airbnb venture. Another building with two rooms currently utilised for storage adds further potential to the property. The property also has stables (currently used as a wood store) and a field so equestrian opportunities are available.

Surrounding this residence are beautifully landscaped gardens, featuring mature trees and shrubs that create a serene and tranquil atmosphere. The ample space provides a perfect setting to unwind, relax, and appreciate the breathtaking countryside views in complete peace and harmony.

It is in the most beautiful location situated between two former large country houses. To the South and front of the house is Shaw Hill Golf Club with its 190 acres of parkland. To the North is Liseux Hall with farmlands and woodlands creating a wonderful changing scene.





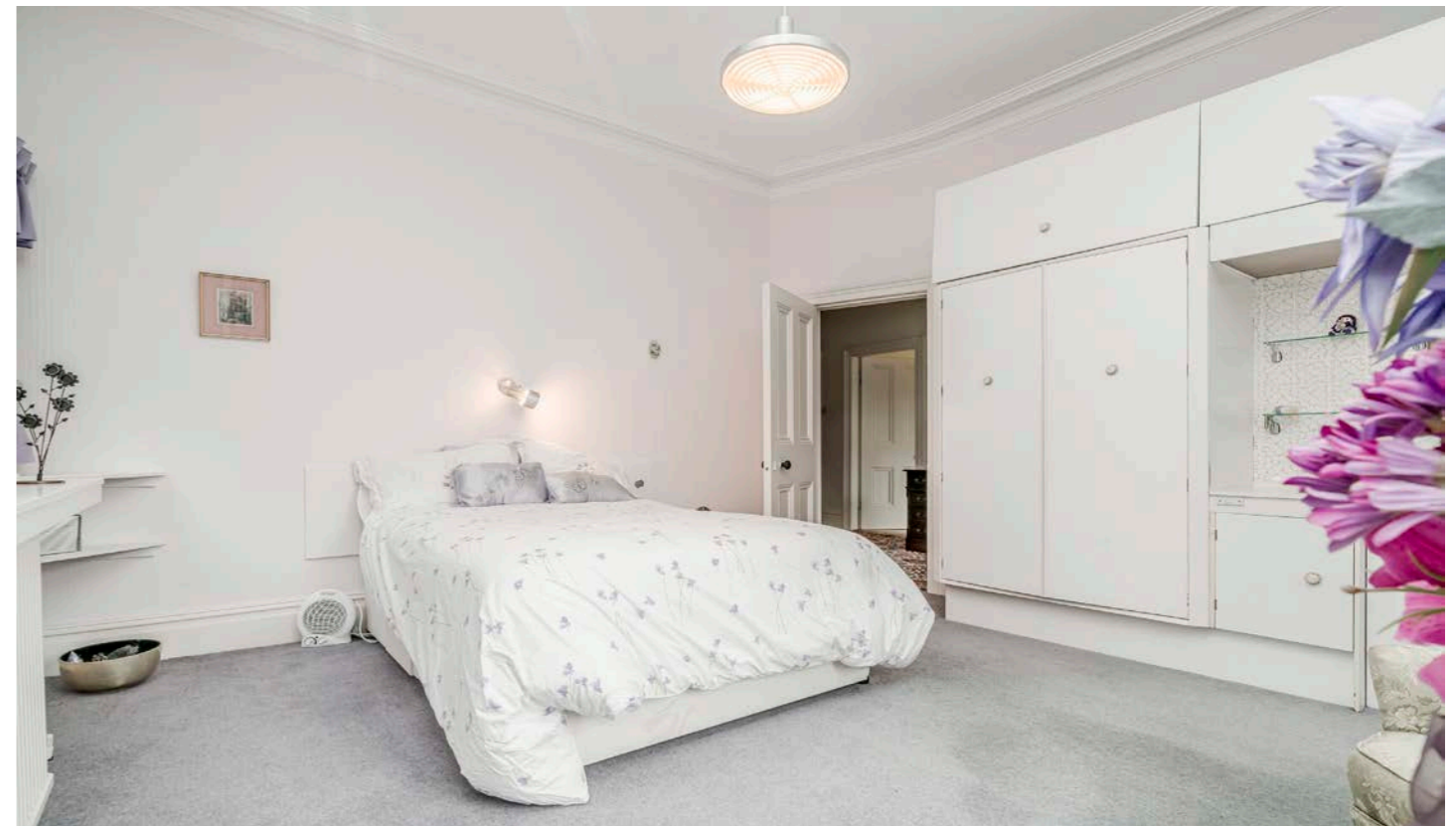
KEY FEATURES

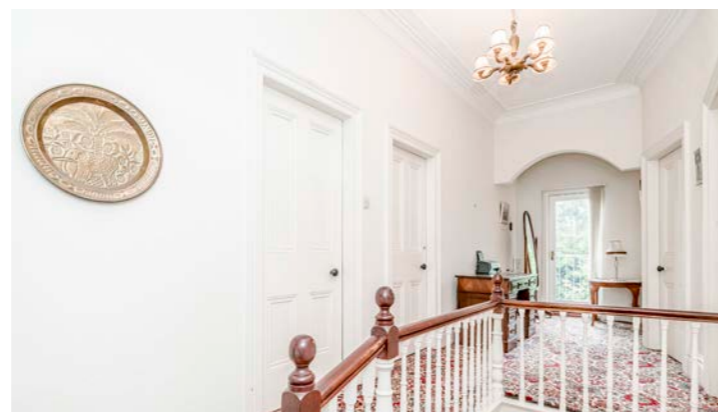
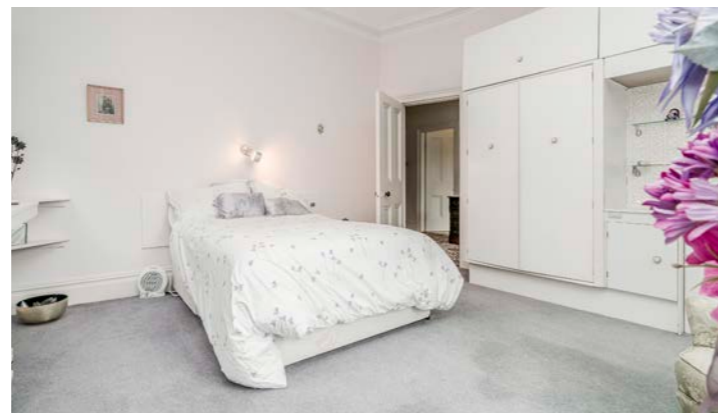
- Gated Detached Property
- Private Driveway
- 1.1 Acres
- Circa 2575 Square Feet
- Two Large Reception Rooms
- Separate Dining Room
- Modern Kitchen
- Four Good Sized Bedrooms
- Two Family Bathrooms
- Landscaped Gardens
- Garage and Outbuildings













THE LUXURY PROPERTY SPECIALISTS

Dawson Lane, Whittle-Le-Woods

A&P