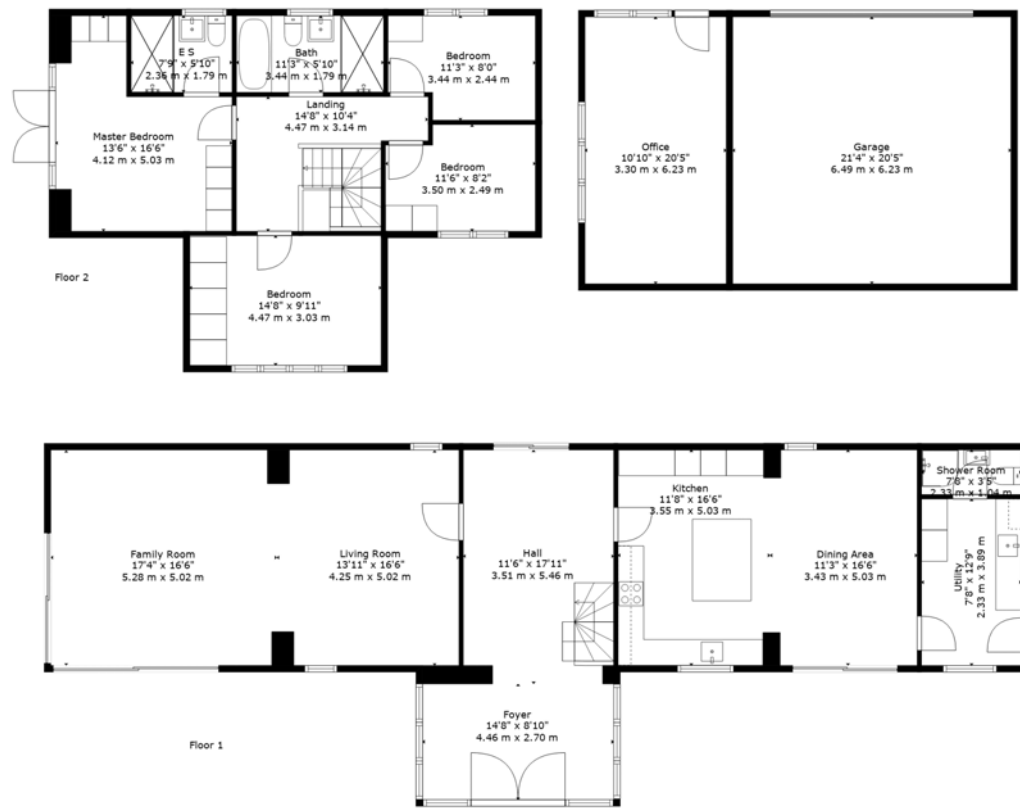




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com



**TOTAL: 2706 sq. ft, 251 m2**  
**FLOOR 1: 2034 sq. ft, 189 m2, FLOOR 2: 672 sq. ft, 62 m2**  
**EXCLUDED AREAS: LOW CEILING: 85 sq. ft, 7 m2**

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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:  
 Council Tax Band:

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.





Arnold and Phillips proudly present this exquisite four-bedroom family home situated in a picturesque semi-rural setting with ample potential for equine facilities and beyond. Boasting a blend of modern architecture and an airy atmosphere, this property is a true gem. Its location is perfect for those seeking privacy while still enjoying convenient access to motorways for commuters.

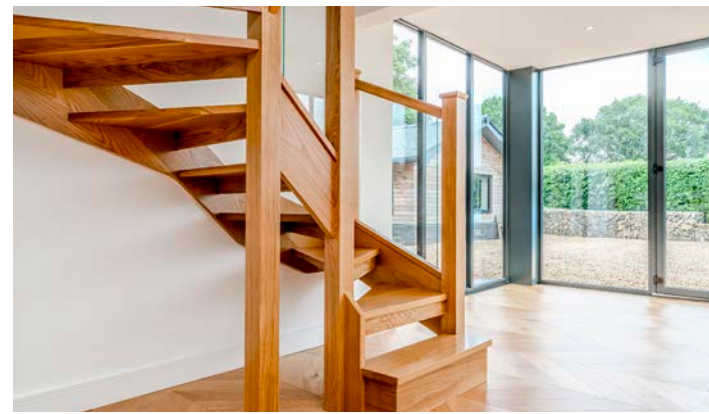
Upon entering through the private gates, the allure of this property becomes evident. The panoramic countryside views surrounding the property add to its charm. The impressive hallway welcomes you into the spacious ground floor, flooded with natural light. The living areas flow seamlessly, starting with the lounge featuring beautiful oak flooring and extending into the sunroom with sliding doors connecting the indoors with the outdoors. Continuing through the hallway, you'll find the heart of the home - the kitchen dining family room. Complete with high-quality units, built-in appliances, a breakfast bar, and ample space for a dining table, this area is perfect for entertaining loved ones. Completing the ground floor is a convenient utility room and a three-piece shower room.

Moving to the first floor, you'll discover four beautifully appointed bedrooms, with the master bedroom offering stunning views from the balcony and an en-suite with a walk-in shower, enclosed w/c, and sink. The first floor also features a spacious family bathroom with a modern freestanding bath, enclosed w/c, and sink.

Outside, the property continues to impress with a generous lawn area attracting wildlife, a double garage with an attached office - ideal for remote workers, and 1.5 acres of land perfect for equestrian enthusiasts. This property truly offers a lifestyle of luxury and comfort in a serene countryside setting.





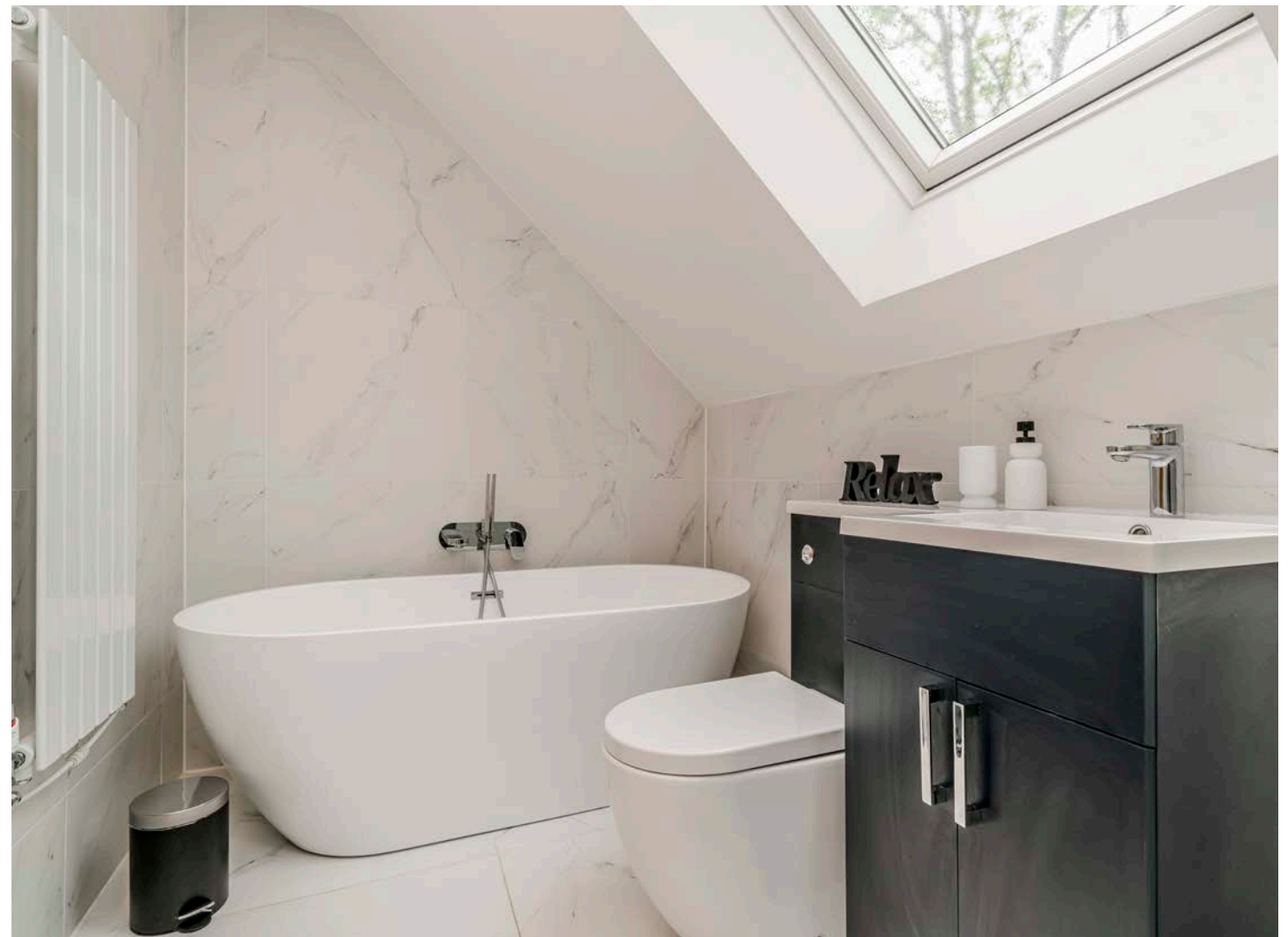


**KEY FEATURES**

- Impressive Detached Property
- Four Bedrooms with Ensuite to Master
- Circa 2706 Square Feet
- 1.5 Acres of Land
- Spacious Light Filled Lounge
- High End Kitchen Diner
- Generous Gardens
- Double Garage
- Separate Office Building
- Amazing Countryside Views



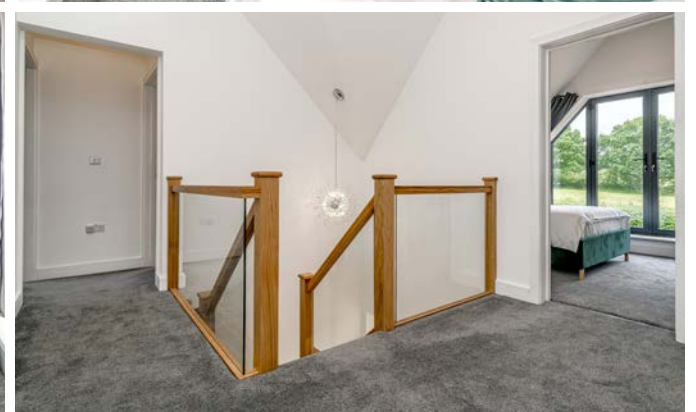
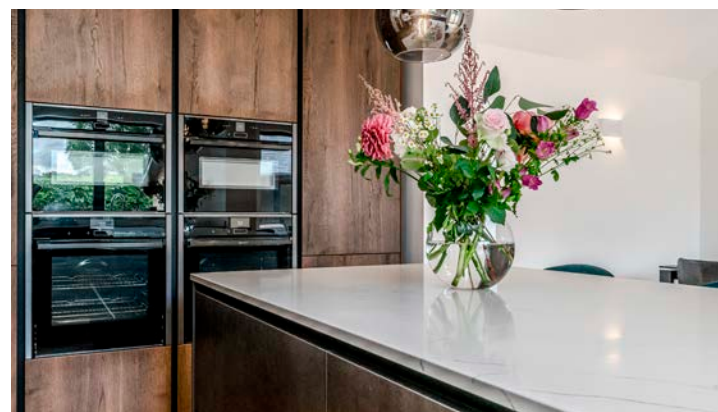




















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Windmill Lane, Brindle

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