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 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 4258 Sq.ft. (395.6 Sq.M.)

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



Tenure: We are advised by our client that the property is 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.



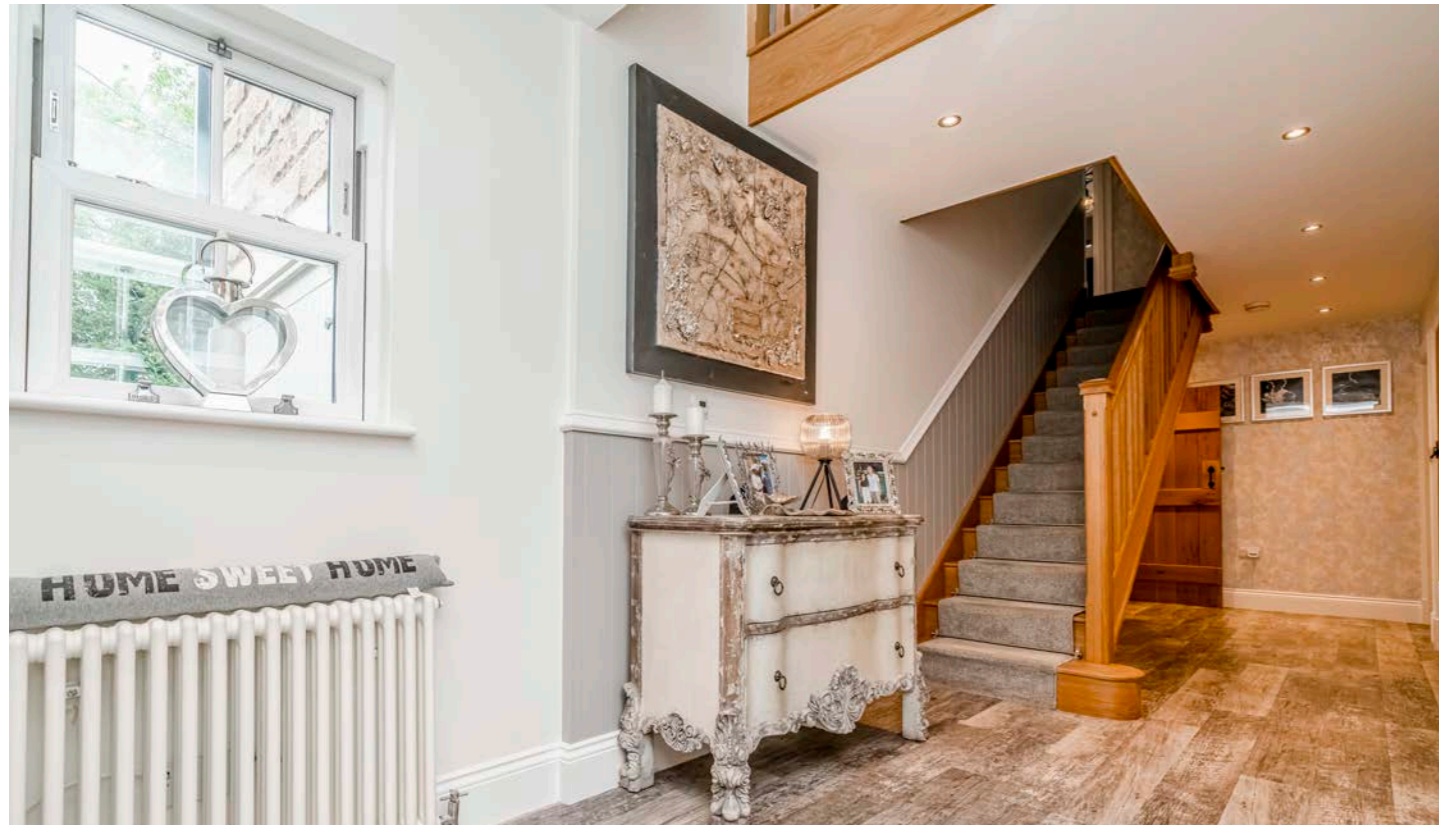
Arnold & Phillips are delighted to offer for sale this beautiful family home of distinction, boasting five bedrooms, a two bed-roomed annex and constructed with stunning stone architecture. Meticulously refurbished to an exceptional standard, the property showcases high-quality fixtures and fittings throughout, including a beautiful kitchen and exceptional bathrooms.

As you step inside, you will be captivated by the spacious and thoughtfully designed layout. The four elegantly presented reception rooms offer a wealth of space for entertaining and relaxation. The highlight of this home is undoubtedly the fabulous living dining & kitchen area, providing a perfect blend of functionality and style. Whether it's preparing a gourmet meal or enjoying casual family gatherings, this space will cater to your every need. Accommodation covers an impressive 4258 square feet with brief highlights including a welcoming galleried reception hallway, a cosy lounge, a formal dining room which is perfect for entertaining and breath taking open plan family dining kitchen with an array of bespoke fitted cabinetry with a centre island, granite tops, breakfast bar, a range oven and quality integrated appliances, this beautiful room is perfect for the family lifestyle with a lounge area and French doors out onto the patio. The ground floor is rounded off with a practical utility room and a handy three piece downstairs shower room.

On the first floor there are four gorgeous bedrooms, a family room and a bathroom, one of the bedrooms has fitted bedroom furniture with one of the bedrooms currently utilised as a home office. The lavish family bathroom affords a four piece suite in classic white with a beautiful stand alone bath and pristine tiling to the walls and floor. The generously spacious and opulent family room on this level on its own covers over 600 square feet and features a high vaulted ceiling, authentic beams and boasts a full height slate-faced fireplace with a large log burning inset fire. On the second level is the sumptuous master suite featuring a huge en-suite with a four piece suite having his and hers vanity wash hand basins, a glass screen walk in shower, low level wc and bath, again there is complementary tiling to the floor. Also on this level is a professional grade sauna with the bedroom itself having a vaulted ceiling and French doors out onto a balcony which takes in the delightful open aspects.

In addition to the main residence, there is an attached two-bedroom annexe that is equally well presented. This versatile space would be perfect for anyone looking for a home with co-dependent living space or simply utilised as additional living quarters, perhaps a space in which to work from home, with a living area, kitchen and a three piece shower room there are endless possibilities to suit your lifestyle.

Nestled within the privacy of gated gardens with intercom access, this property offers a truly tranquil retreat and an extremely private plot. The driveway and forecourt area provides ample parking, while the extensive lawns that wrap around the home create a picturesque backdrop. Adjacent to the lush gardens, you will discover delightful decked sun terraces, ideal spots to bask in the sunshine or host memorable outdoor soirées. This home effortlessly combines elegance, comfort, and functionality, making it the perfect sanctuary for discerning homeowners seeking a luxurious and spacious abode.





KEY FEATURES

Stunning Three Storey Gated Detached Home

Five Spacious Bedrooms

Circa 4258 Square Feet

Fabulous Open Plan Lounge/Dining/Kitchen

Tastefully Decorated and Furnished Throughout

Annexe

Extensive Gardens

Outstanding Views

Sought After Location





