

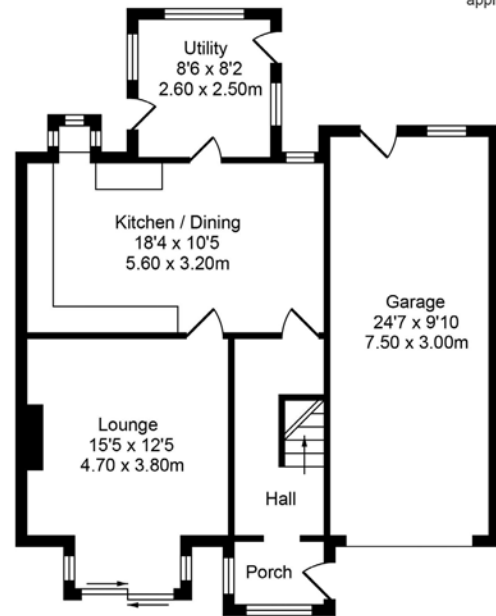


Ormskirk: 01695 570102  
arnoldandphillips.com

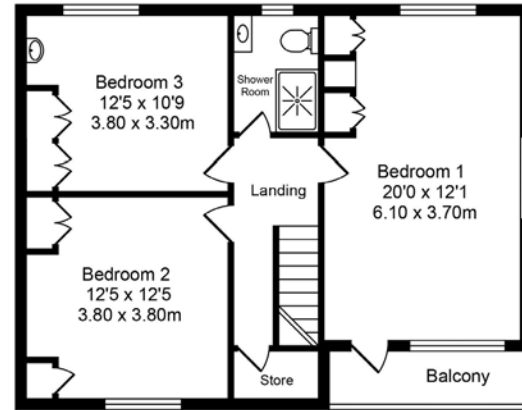
Southport: 01704 778668  
Chorley: 01257 241173  
Parbold: 01257 442789

**Total Approx. Floor Area 1837 Sq.ft. (170.7 Sq.M.)**

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



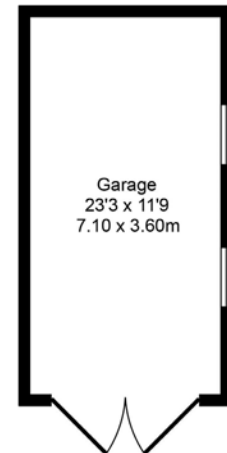
**Ground Floor**  
Approx. Floor Area 794 Sq.Ft (73.8 Sq.M.)



**First Floor**  
Approx. Floor Area 676 Sq.Ft (62.8 Sq.M.)



**Outbuilding**  
Approx. Floor Area 91 Sq.Ft (8.5 Sq.M.)



**Garage**  
Approx. Floor Area 276 Sq.Ft (25.6 Sq.M.)



Tenure: We are advised by our client that the property is Freehold  
Council Tax Band: C

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 & Phillips are pleased to present this CHAIN FREE three-bedroom detached character house, with approximately two acres of land. The property is located in the picturesque and semi-rural area of Brindle and is perfect for those looking for an equestrian property. This beautiful village is surrounded by stunning countryside, with plenty of walks right on your doorstep. Coupled with easy access to major road and motorway networks (M65), Brindle is an ideal place for family life with well renowned public and private schooling nearby.

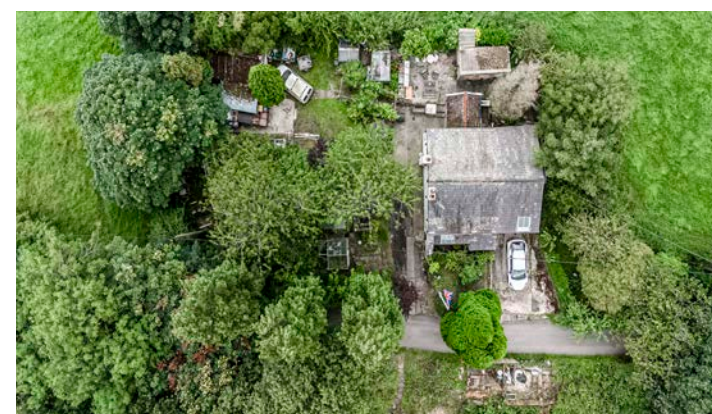
The home brims with character, charm and retains many of its original features which create a real feeling of a bygone era. The accommodation currently extends to in excess of a generous 1,837 square feet, arranged over two inviting levels with an attached garage and a further detached tandem garage, which could be changed for storage or an annex with planning permission.

The property is accessed via a reception porch which opens to the hallway with stairs to the first-floor accommodation. To the front of the property is the lounge living area with a window to the front and timber beams and a feature fireplace with a log burner. At the rear of the property one will find the 15'6 fitted kitchen/dining room with a range of wood effect wall, drawer and base units with contrasting work top surfaces, as well as a solid fuel cooker. To complete the ground floor is a handy utility room.

On the first floor there are three ample sized bedrooms, with the master having the added benefit of a balcony. All bedrooms are serviced by a three-piece shower room.

Externally, the property boasts stunning panoramic views over adjoining countryside, to the rear the gardens overlooks the farmland, and at the front is the larger piece of land which includes woodlands. There are driveways to both the front and the side of the property.

Viewing would be essential to fully appreciate this stunning setting.







KEY FEATURES

Characterful Detached Home

Three Good Sized Bedrooms

Circa 1837 Square Feet

Approximately Two Acres of Land

CHAIN FREE

Garage

Driveway Parking

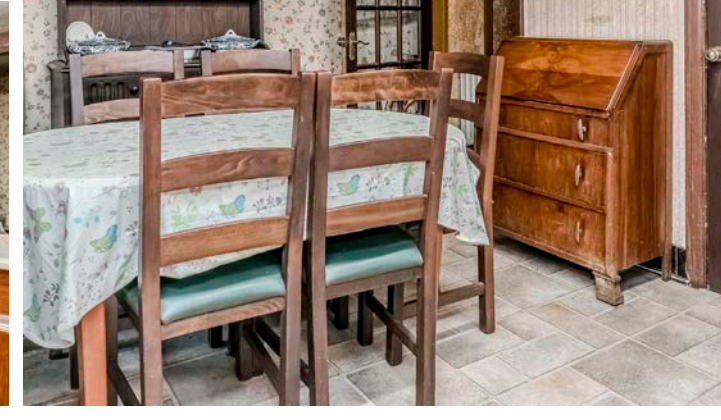
Stunning Views

Great Potential













THE LUXURY PROPERTY SPECIALISTS

Mill House Lane, Brindle

A&P