

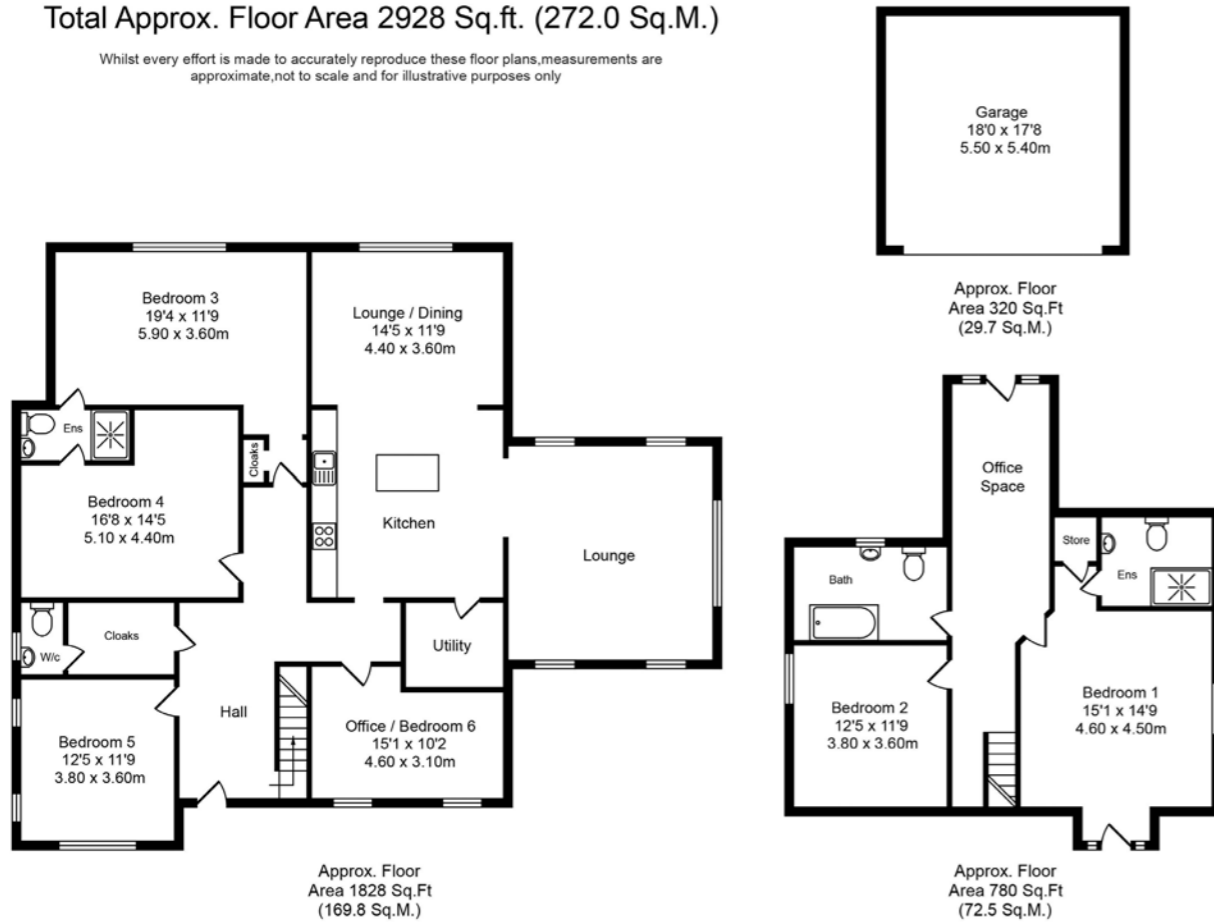


Ormskirk: 01695 570102
arnoldandphillips.com

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

Total Approx. Floor Area 2928 Sq.ft. (272.0 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
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. 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.

Charnock Richard is more than just a location, it embodies a lifestyle that beautifully balances the tranquillity of rural living with the conveniences of modern life. Surrounded by stunning countryside, this village captures the essence of community, making it an ideal place for families and individuals alike. The area's charm is complemented by its accessibility to major towns and cities, providing a seamless blend of peaceful living and urban convenience.

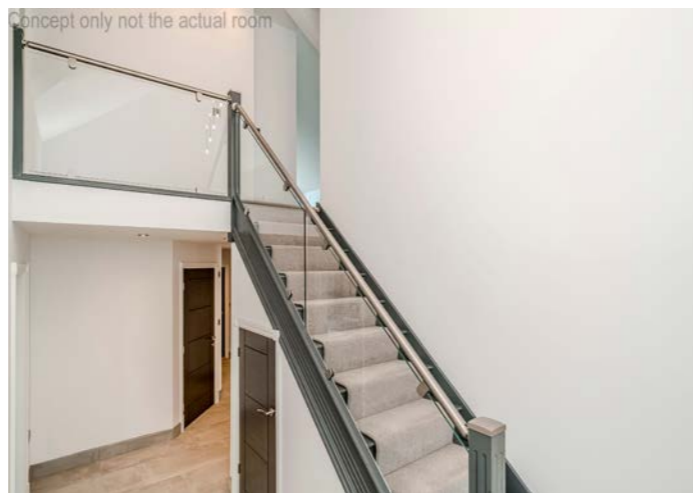
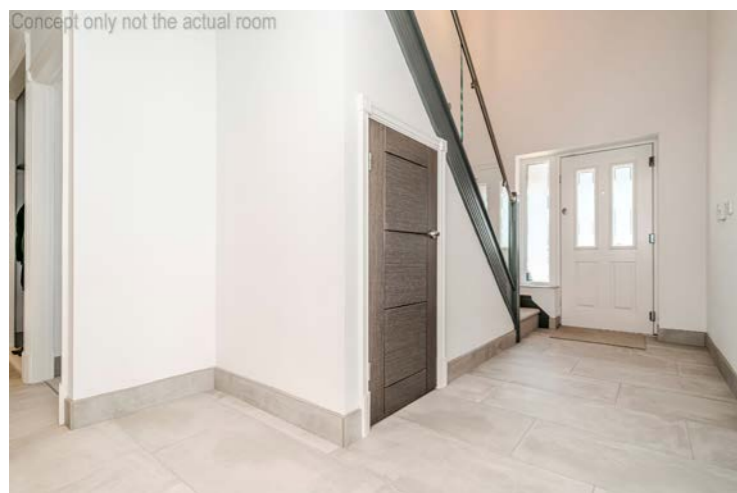
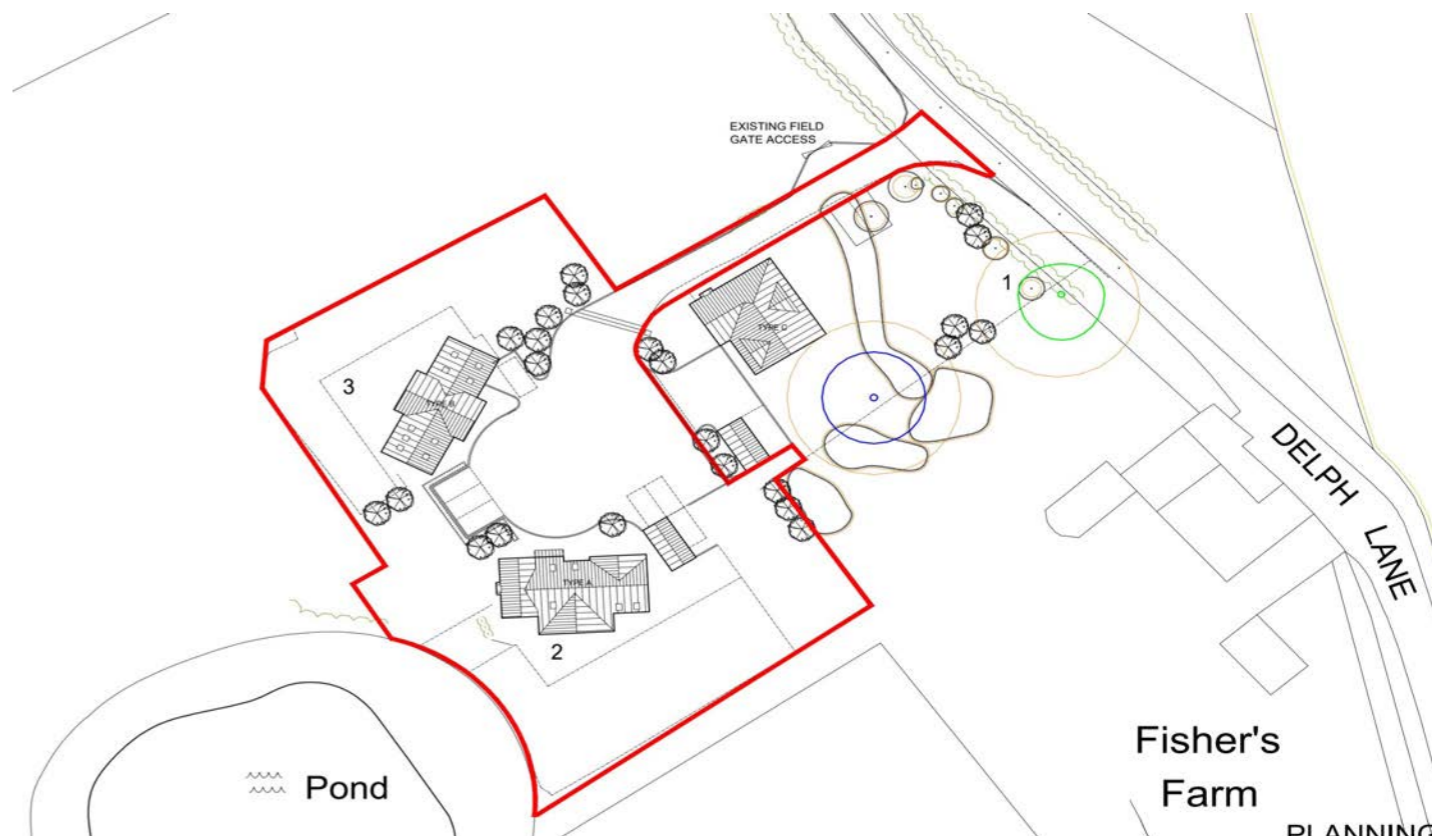
Whether you seek leisurely countryside walks or the vibrant atmosphere of nearby urban areas, Charnock Richard caters to both desires. The outstanding design of this home enhances its appeal. The layout is thoughtfully crafted to accommodate the dynamic needs of family life. The property features a spacious lounge and dining kitchen, perfect for family gatherings and entertaining guests. The utility room adds practicality, ensuring that everyday chores are easily managed. A dedicated office space offers a quiet retreat for remote work or study, while the additional lounge provides a cosy area for relaxation.

As you explore the sleeping arrangements, you will discover five to six well-appointed bedrooms, each designed to foster comfort and restfulness. Two with en-suite bathrooms ensure that family members and guests have their own private spaces, enhancing the overall functionality of the home. The inclusion of an office further reflects the modern needs of households, catering to the growing trend of remote working.

Externally, the property is situated on a generous plot, providing ample outdoor space for children to play, gardening enthusiasts to cultivate their passion, or simply to enjoy the beauty of nature. The presence of a double garage adds convenience and security, accommodating vehicles and providing additional storage space.

In conclusion, this beautifully designed family home in Charnock Richard represents a unique opportunity for those seeking a harmonious lifestyle. With its stunning surroundings, flexible design options, and thoughtful layout, it promises to be a cherished sanctuary for families. Embrace the chance to create your dream home in this idyllic village, where the peace of the countryside meets the pulse of modern living.

Don't miss out on this exceptional opportunity to invest in a property that truly embodies the best of both worlds.





KEY FEATURES

- Stunning Detached New Build
- Six Bedrooms/Two with Ensuite
- Circa 2928 Square Feet
- Spacious Family Room
- Large Detached Garage
- Countryside Views
- Sought After Village Location



Concept only not the actual room



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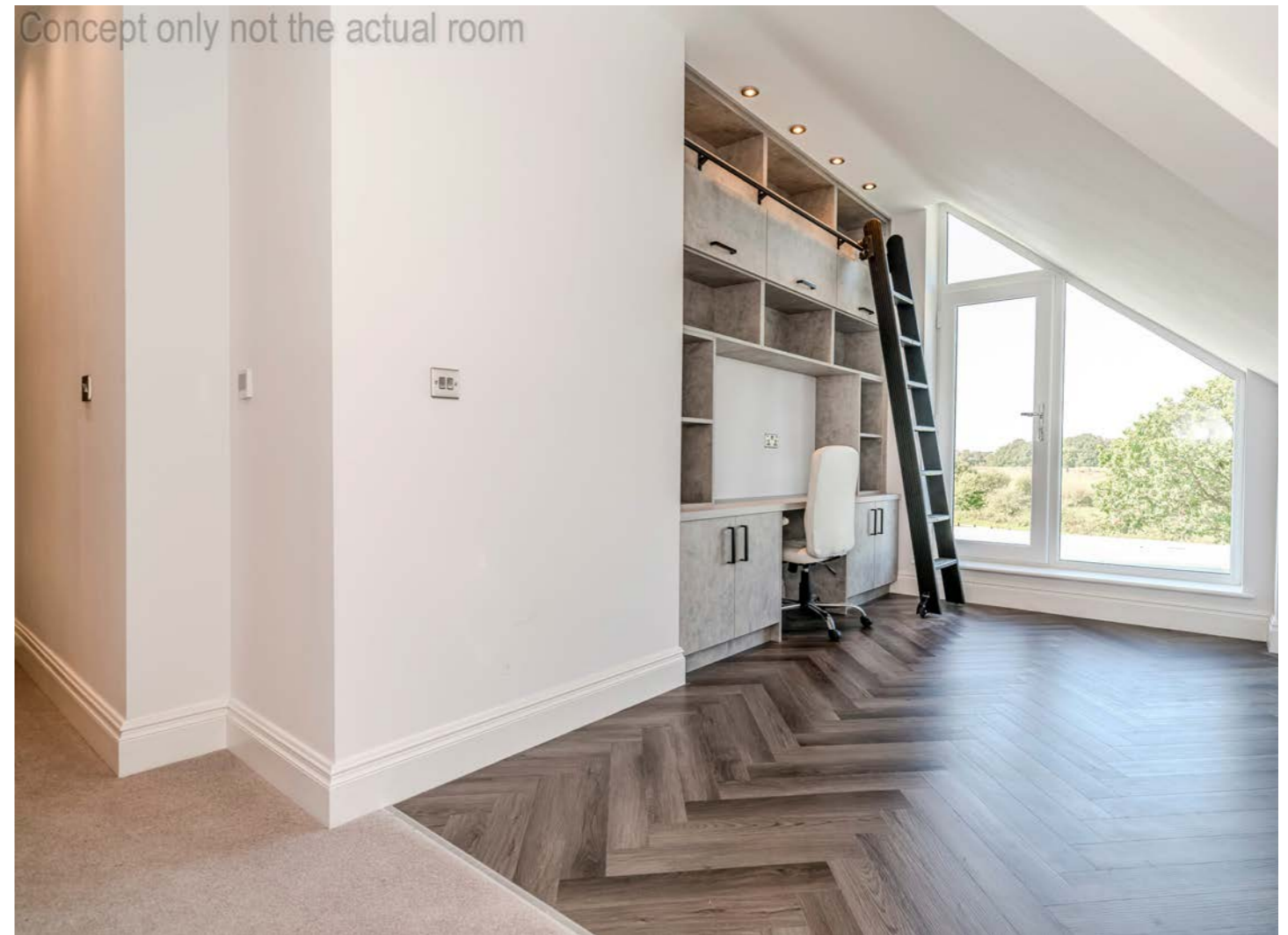
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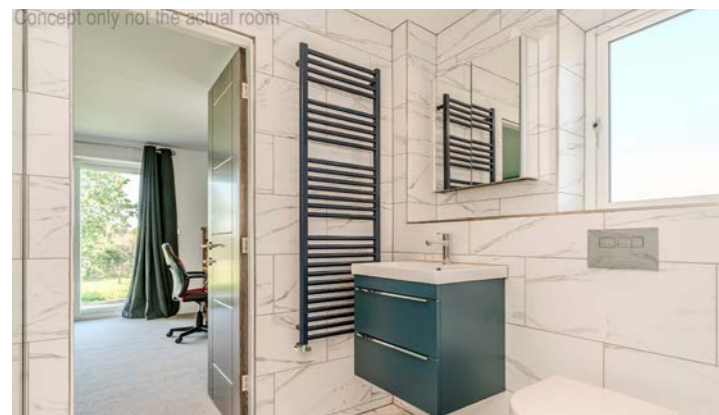
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