

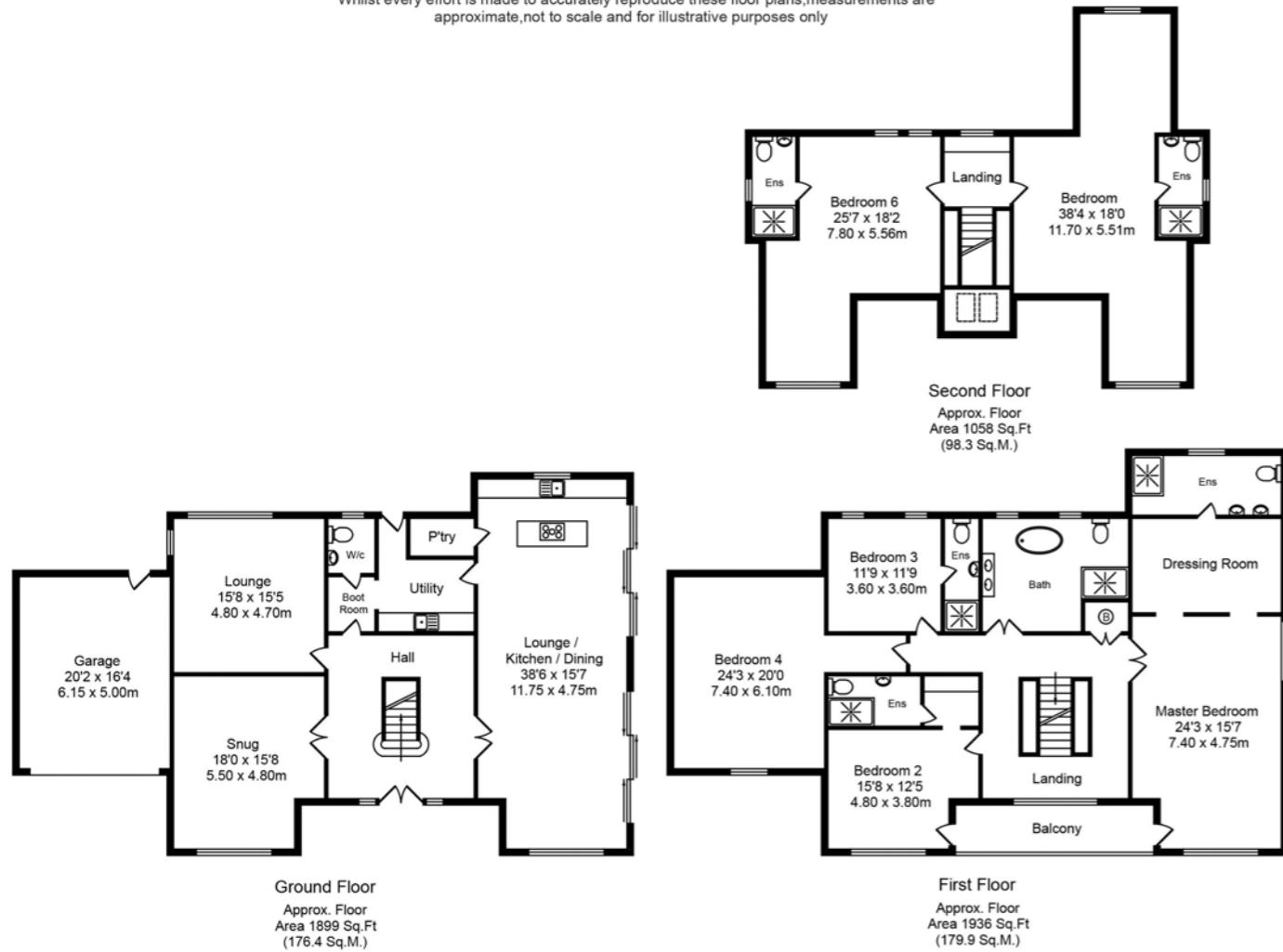


Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
[arnoldandphillips.com](http://arnoldandphillips.com)

ARNOLD & PHILLIPS  
ESTATE AGENTS

Total Approx. Floor Area 4893 Sq.ft. (454.6 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: 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

Brierley Lane, Woodplumpton

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In today's fast-paced world, the concept of home has evolved beyond mere shelter; it has become a sanctuary where style, comfort, and functionality converge. Nestled in the serene hamlet of Eaves, this contemporary masterpiece redefines the essence of modern living. Spanning approximately 4600 square feet this impressive property seamlessly integrates sophisticated design with everyday practicality, making it an ideal setting for family life that can adapt to the changing needs of its inhabitants over the years.

At the center of this extraordinary home lies an expansive living kitchen, a true masterpiece that serves as both a culinary workspace and a gathering place for family and friends. Crafted by the renowned Kemp, the kitchen is equipped with high-end fixtures and fittings, ensuring that both aesthetics and functionality are at the forefront. The open layout encourages interaction, allowing the chef to engage with guests while preparing meals, fostering a sense of community within the home. Complementing the kitchen are two additional reception rooms, each designed to offer a unique ambiance. These spaces can easily transition from formal entertaining areas to cosy family retreats, showcasing the versatility that modern living demands.

The inclusion of a sumptuous master bedroom along with five additional bedrooms and bathrooms ensures that every family member enjoys their own private sanctuary. What sets this property apart are the thoughtful design features that enhance the living experience. The extensive use of glazed elements throughout the home invites an abundance of natural light, creating an airy and uplifting environment. Numerous balconies and sliding doors blur the lines between indoor and outdoor living, allowing residents to bask in the beauty of their surroundings while enjoying the comfort of their home. The second-floor space offers incredible flexibility, making it an ideal retreat for teenagers or a relaxed reception area for family gatherings. This adaptability is a testament to the home's design philosophy, which prioritises both aesthetic appeal and practical living solutions.

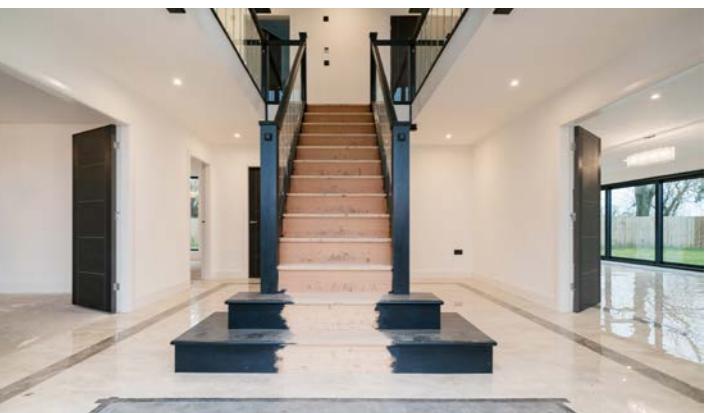
Set on an attractive plot, the property is surrounded by beautifully landscaped gardens, featuring an expansive patio and seeded lawns perfect for outdoor activities and gatherings. The allure of the outdoors is further enhanced by the proximity to local attractions such as The Plough at Eaves and Honeywell Farm Shop, which provide delightful dining and shopping experiences. For those seeking adventure, the nearby Flower Bowl entertainment center and the picturesque Forest of Bowland offer a plethora of walking trails and recreational opportunities, catering to both relaxation and active lifestyles. Accessibility is another highlight of this lovely home with ease of access to motorway links to all major towns and cities.



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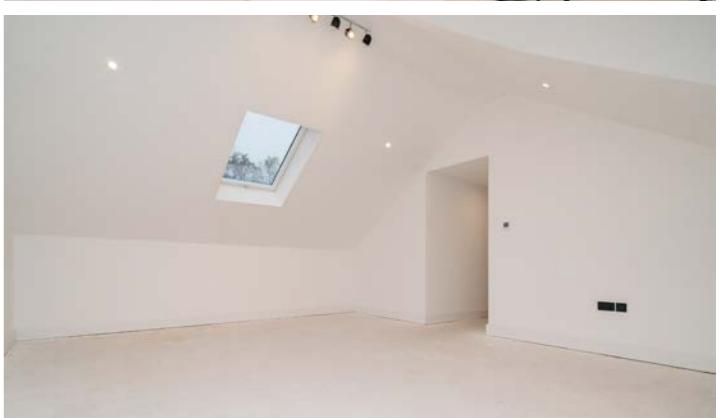
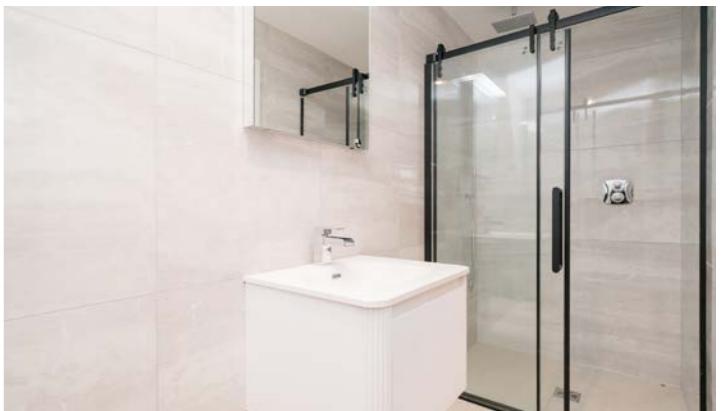
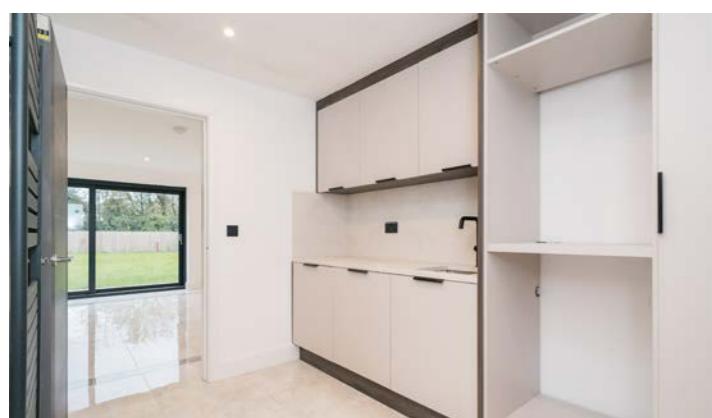
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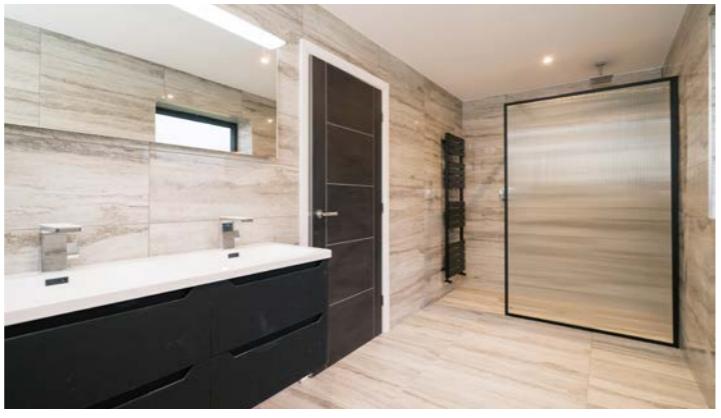
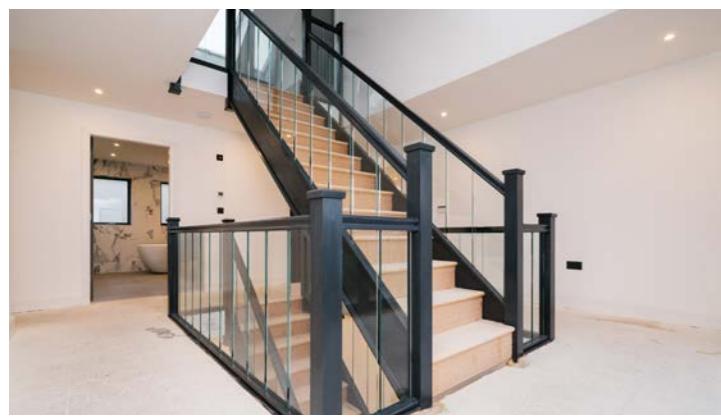




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