



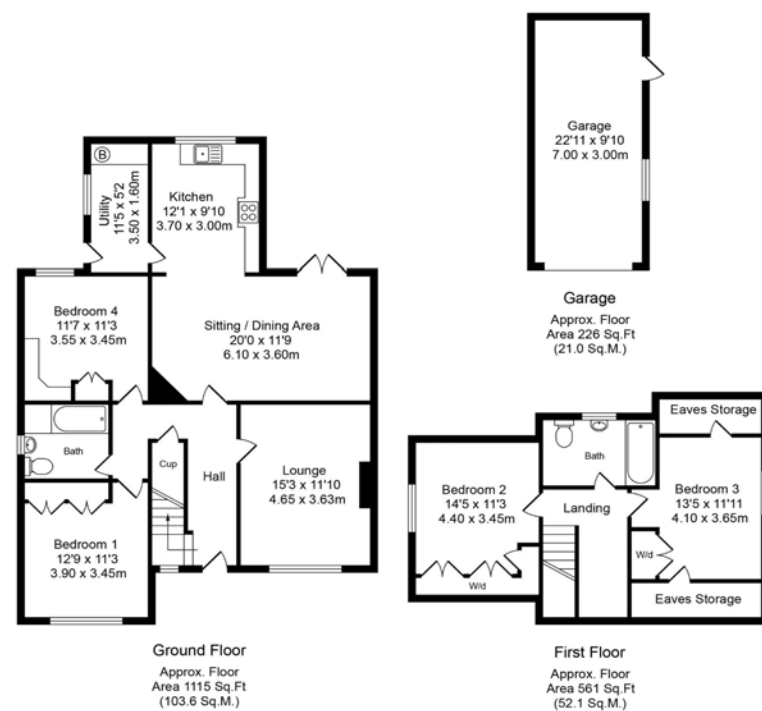
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1902 Sq.ft. (176.7 Sq.M.)

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



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

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.



THE LUXURY PROPERTY SPECIALISTS

Carr Lane, Tarleton

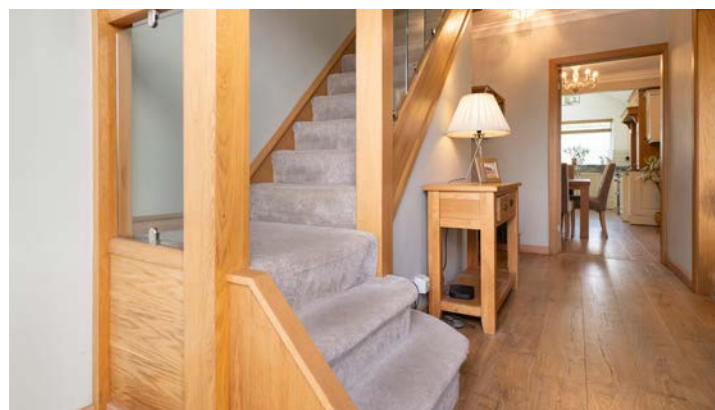
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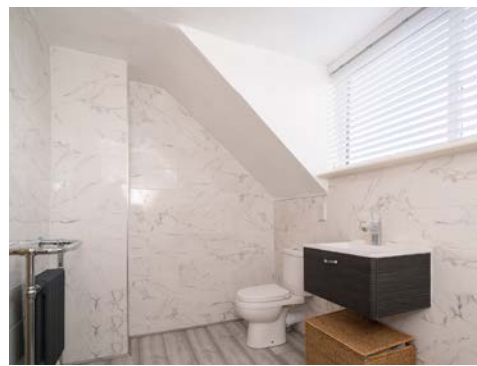
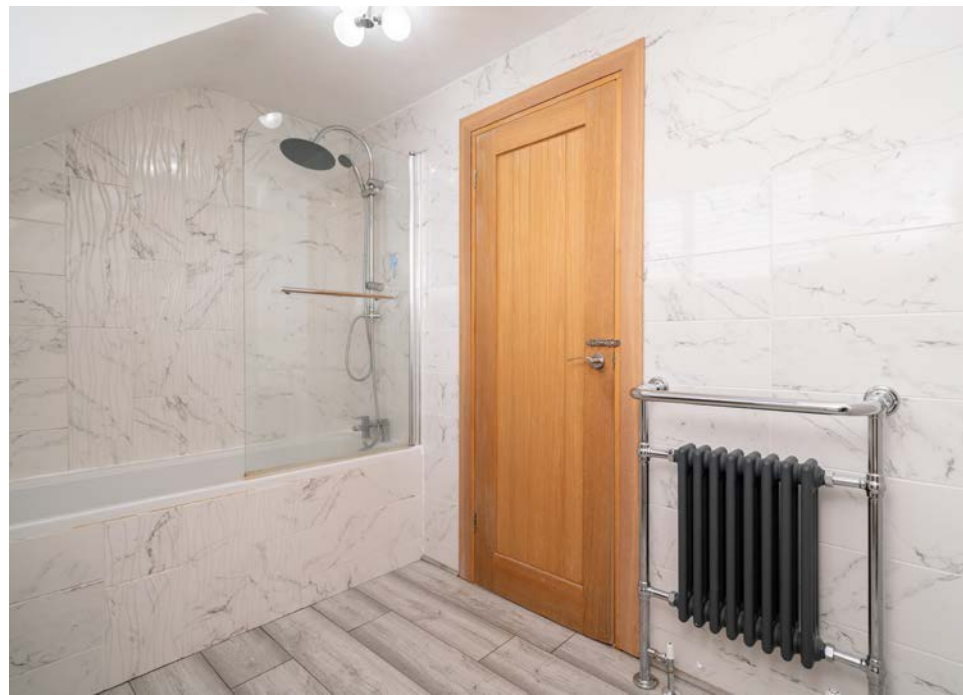
The real estate opportunity presented by Arnold & Phillips is a unique chance to acquire a beautifully designed four-bedroom home situated in the picturesque village of Tarleton. Known for its stunning countryside views and a tranquil, semi-rural atmosphere, Tarleton offers the ideal setting for those seeking both peace and accessibility. Despite the serene surroundings, the property is conveniently located just a short drive from various local amenities, including shops, schools, bars, and eateries, thus providing residents with the perfect blend of rural charm and modern convenience.

Upon entering the property, one is immediately greeted by a striking glass staircase that sets an elegant tone for the rest of the home. This sophisticated design element seamlessly leads into a welcoming lounge area, which features an attractive fireplace that serves as a central focal point. The ground floor layout is thoughtfully designed, accommodating two well-appointed bedrooms, each equipped with fitted wardrobes. These features not only add to the aesthetic appeal of the rooms but also provide ample storage space, catering to the practical needs of everyday living. The heart of the home is undoubtedly the expansive kitchen dining family room. This area is highlighted by a bespoke kitchen that includes a Range Master oven, a central island, and a variety of integrated appliances, making it an ideal space for culinary enthusiasts and family gatherings alike. The incorporation of French doors leading to the rear garden enhances the indoor-outdoor living experience, allowing for easy access to the outdoors and creating a seamless flow between the interior and exterior spaces. Additionally, the ground floor is complemented by a convenient utility room and a three-piece family bathroom, further enhancing the functionality and comfort of the living spaces.

Ascending to the first floor, the property offers two additional double bedrooms, each fitted with wardrobes and served by a second three-piece family bathroom. This arrangement ensures privacy and comfort for all residents, making it an optimal choice for families or those who frequently host guests. The thoughtful design and layout of the property emphasise both style and practicality, catering to the diverse needs of modern living.

Externally, the property boasts an aesthetically pleasing, low-maintenance frontage with ample off-road parking, leading to a tandem garage. This feature is a significant asset for those requiring additional storage or vehicle space, adding to the overall appeal of the property. However, the highlight of the home's exterior is the generous lawned garden at the rear, which offers breathtaking countryside views. This serene outdoor space provides a perfect retreat for relaxation and entertainment, embodying the essence of rural living.





KEY FEATURES

Beautifully Detached Home

Four Spacious Bedrooms

Circa 1902 Square Feet

Tastefully Decorated Lounge

Stylish Kitchen/Dining/Family Room

Good Sized Rear Garden

Detached Tandem Garage

Ample Driveway Parking

Semi Rural Location

Sought After Area







