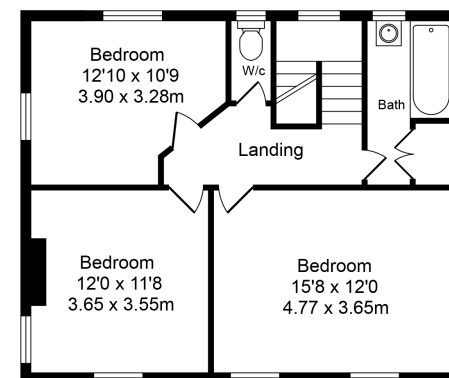
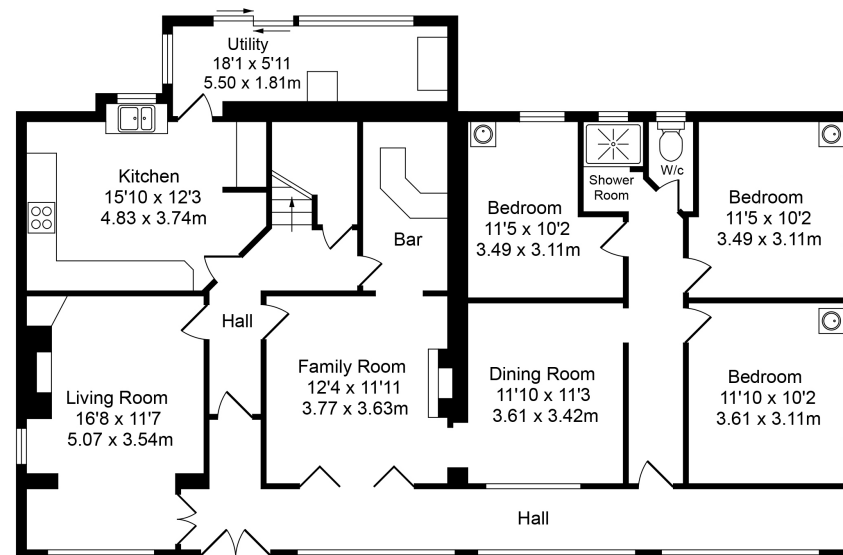




Chorley: 01257 241173
Ormskirk: 01695 570102
Parbold: 01257 442789
Southport: 01704 778668
 arnoldandphillips.com

Total Approx. Floor Area 2259 Sq.ft. (209.9 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: D

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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.

Nestled in the charming village of Withnell, situated between Chorley and Brinscall, sits this expansive family home surrounded by picturesque countryside. The tranquil setting boasts a stunning nature reserve, perfect for nature lovers who will appreciate the abundance of wildlife, woodland, and breathtaking views.

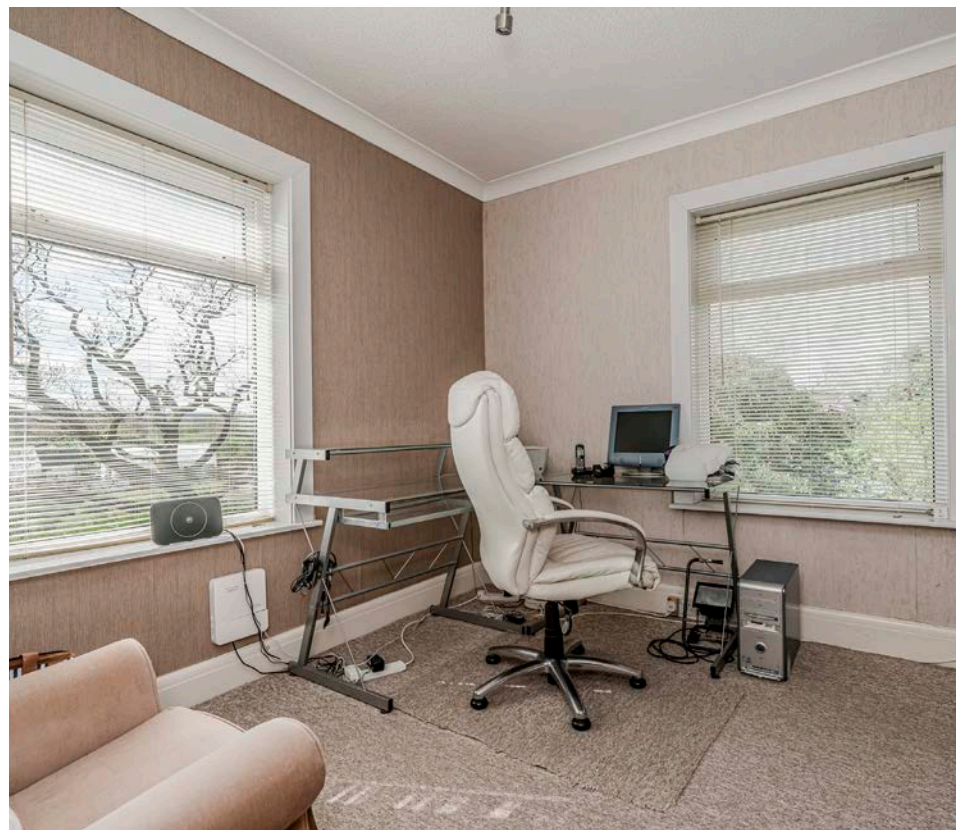
This versatile property offers a myriad of opportunities to customise and rearrange the rooms to suit your needs. Additionally, it presents potential business opportunities, such as transforming it into a small equestrian centre or simply creating a wonderful space to stable your own horses.

The entrance to the property welcomes you with a bright and airy vestibule which has three large windows giving plenty of natural light leading to two spacious hallways. The family room, accessible through double doors, features a convenient bar area ideal for hosting parties and family gatherings. Adjacent to this is a neutrally decorated lounge with living flame gas fire, perfect for relaxing after a hard day. The dining kitchen, located at the rear of the house, comprises a range of oak units and flows seamlessly into a large utility room. The ground floor also houses three bedrooms and a shower room.

Upstairs, three additional bedrooms await, with the master bedroom boasting fitted wardrobes. These rooms are serviced by a family bathroom and a separate WC.

Outside, the property offers a generous front driveway wrapping around the side, while the expansive rear and side gardens cover approximately one acre, providing ample space for outdoor activities and relaxation.





KEY FEATURES

Large Detached Property
 Immense Potential
 Six Good Proportioned
 Bedrooms
 Circa 2259 Square Feet Two
 Reception Rooms Dining
 Room
 Dining Kitchen
 Stunning Location
 Amazing Views
 Large Plot
 Approximately One Acre of
 Land
 Great Location



