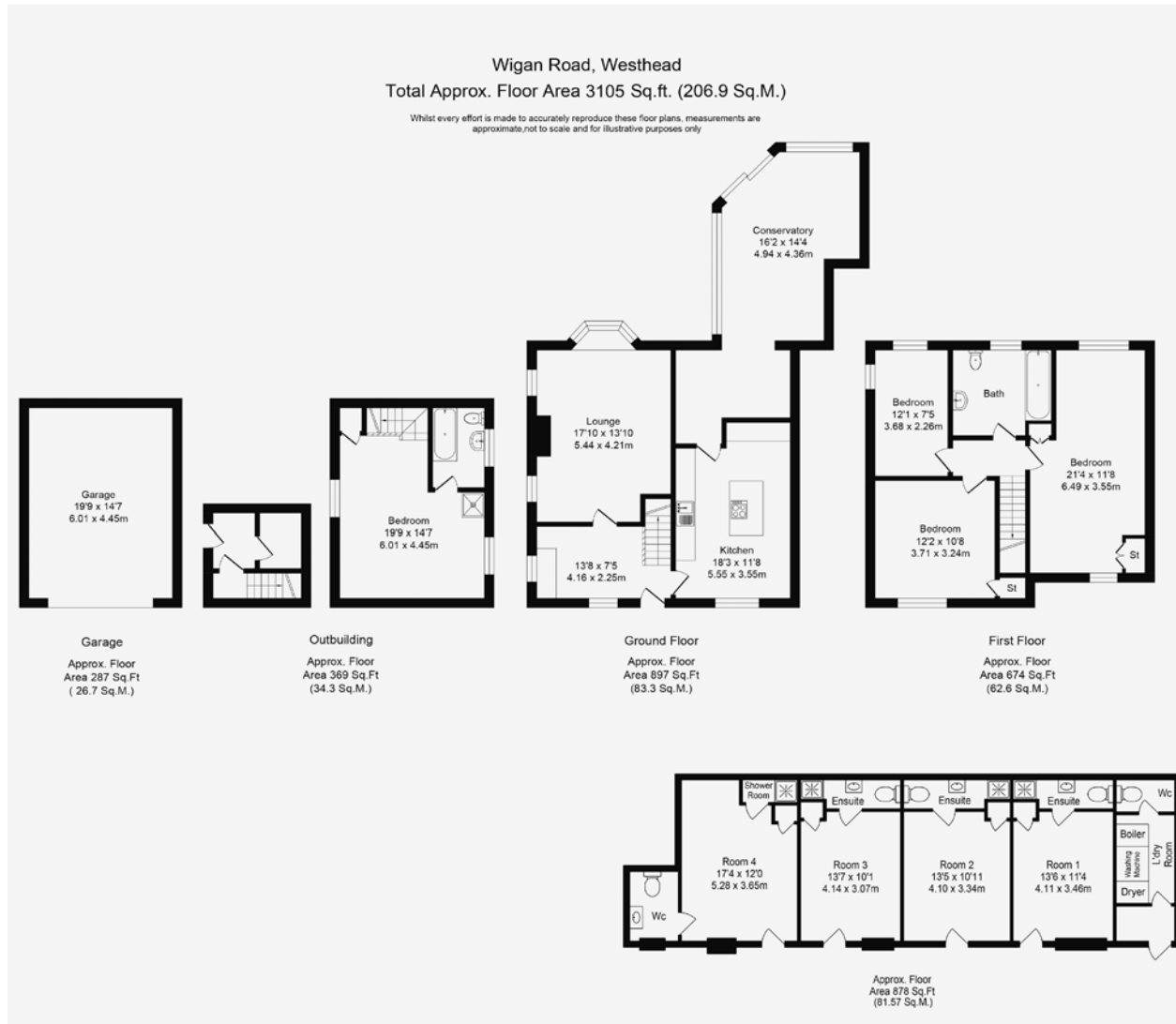


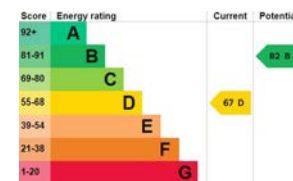


Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com



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

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.



It is with pleasure that Arnold & Phillips bring to market this attractive 18th Century detached period property which provides up to eight bedrooms across two separate buildings, located within the rural village of Westhead in West Lancs.

Positioned comfortably back from the road the property allows ample off-road parking accessed by two recently laid driveways. This four-bedroom detached family home also enjoys a further four-bedroom bungalow annexe which is ideal for use as ancillary accommodation or has previously been used as a guesthouse/Air B&B. Accessed via the front entrance, one is received into an incredibly spacious entrance hallway, flooded with an abundance of natural light and utilized as a charming snug. The main lounge is of generous proportions and displays rustic original overhead timber beams, exposed brick and timber central fireplace with living flame gas fire and wonderfully lit by dual aspect windows. Further through resides the large open plan dining kitchen, which masterfully blends together both the modern and traditional aspects of this character property. Weathered walnut Karndean flooring meets high gloss premium white kitchen units, complemented by a solid surface premium worktop and central island configuration. This modern space further provides ample storage solutions and a host of high-end integrated appliances and large dining area. The ground floor accommodation is completed with an extensive and premium 16ft orangery extension that provides a beautiful outlook over the surrounding beautifully landscaped rear gardens.

To the first floor there are three well-proportioned family bedrooms enjoying a selection of integrated wardrobes. The property is served well by a newly installed contemporary family bathroom, comprising WC, vanity wash hand basin and fully tiled walk-in double shower. The fourth double bedroom is located above the double garage and provides a flexibly large and well finished space complete with en-suite bathroom facilities, perfect for either a master suite or as a teenager's room or office.

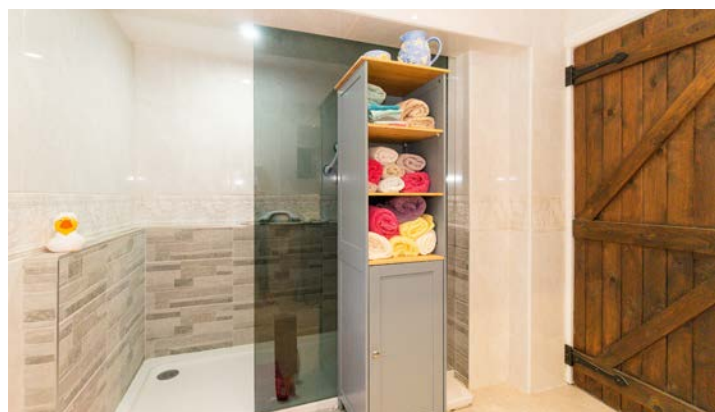
Externally, to the rear of the property there are fully established and beautifully manicured tiered gardens, with sprawling lawns, stunning flowerbeds and large patio terraces, perfect for dining al-fresco and entertaining. This space is also home to a four-bedroom detached annexe, which would be ideal for use as luxury guesthouse living accommodation, or ideal for blended ancillary living accommodation. Planning permission has previously been granted for a conversion to a two-bedroom bungalow, however the annexe could easily be converted into a workshop, gym, or individual commercial units as desired, subject to the usual planning permissions being obtained.

Extending to a generous 3,105 square foot of traditional yet contemporary living accommodation, this stunning property promises much and delivers more. Internal inspection is highly advised to fully appreciate all this character property has to offer.











THE LUXURY PROPERTY SPECIALISTS

Wigan Road, Westhead

A&P