

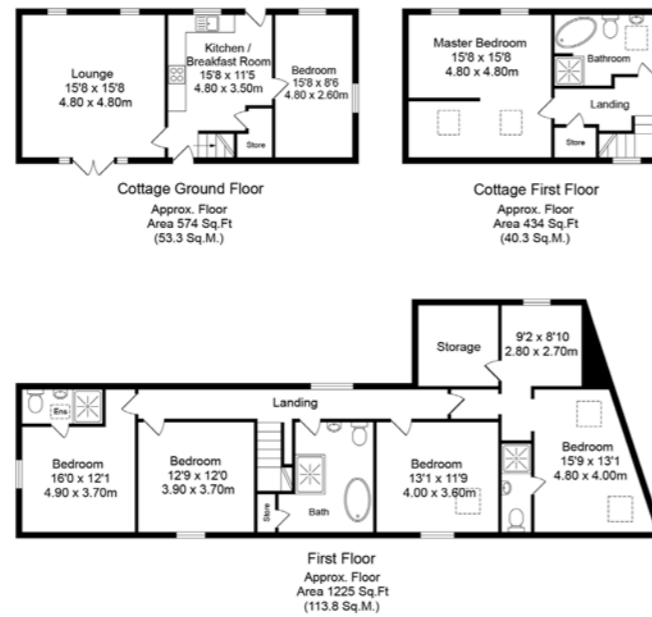


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

Total Approx. Floor Area 3521 Sq.ft. (327.1 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](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.



This quite captivating four bedroomed barn conversion rests in a delightful spot surrounded by countryside amongst a small steading of similar prestige homes on around 1.75 acres of land and gardens. The property has recently been extended and has also been the subject of a comprehensive programme of refurbishment with a simply stunning interior which cannot fail to impress even the most fastidious of purchasers.

Only the highest quality fixtures and fittings have been utilised in our client's pursuit of excellence with and the homes breath taking specification blends perfectly with the barn's farming past yet speaks to today's buyers' contemporary tastes. With high quality fixtures and fittings throughout, this is truly a unique opportunity to buy a wonderful home in a privileged location. The flowing floor plan measures over 3439 square feet and includes a separate detached building that provides additional living space which would be perfect for elderly relatives or could be let as an Air B&B for additional income.

The entrance to the property invites you through to two levels of luxurious living space beginning with the reception lounge, a beautiful room with stone flooring, cosy wood burner, French doors out into the rear gardens and bespoke cabinetry with a wine store and integrated cooler. The large inviting lounge is anchored by a gas stove with an attractive brick-built fireplace along with dual aspects that allow plenty of natural light giving the room a lovely relaxing ambience. The breath-taking kitchen is open to a dining area which forms part of the new extension and offers an ideal venue for grand entertaining with bi-folding doors leading out onto the patio. The kitchen itself has recently been fitted with a bespoke array of high-quality cabinetry and has ample workspace with a large centre island, a breakfast bar and integrated appliances including two ovens, a warming drawer, dish washer, fridge and freezer. The ground floor is rounded off with a practical utility room, a cloaks room and a handy two-piece wc.

The first floor provides exceptional private spaces with a study, four double bedrooms (two having en-suite facilities) and a four-piece family bathroom. The master bedroom suite is a perfect retreat complemented by a vaulted and beamed ceiling along with exposed brickwork and a stylish en-suite comprising a hand painted vanity wash hand basin, low flush W.C, and a shower unit with complementary tiling. The second bedroom also has en-suite facilities with a three-piece suite comprising shower, low flush W.C and pedestal wash hand basin. The two further bedrooms are perfect children's bedrooms both served by a fabulous family bathroom which also recently been updated to provide a stylish four-piece suite with a stand-alone bath, pedestal wash hand basin, low flush W.C. and a glass screen shower. The study features a Velux Cabrio balcony that opens out to provide gorgeous views over the gardens, land and surrounding countryside.

'Shamrock Cottage' is to the rear of the property and provides further living space which is detached from the main house. The accommodation is equally as well presented as the main house and covers 1008 square feet with a large lounge, dining kitchen, two lovely bedrooms and a bathroom with stand-alone bath.

Externally there is a long private driveway with extensive parking areas and a detached double garage. There are also garden areas to the front, a timber garden shed and to the rear private well-kept gardens which are mainly laid to lawn with a stone flagged patio area, just perfect for outdoor entertaining and al-fresco dining. The rear gardens open out into a paddock where there is an enclosed kitchen garden and mature planted borders. The land borders onto open countryside and there are wonderful open views. The property is conveniently located midway between Ormskirk and Southport, nestled in the heart of the West Lancashire countryside but also providing easy access to the railway network and benefiting from excellent transport links, which would be ideal for the commuter. Other benefits of this fabulous home include central heating, double glazing and CCTV.





Shamrock Cottage - Annex

