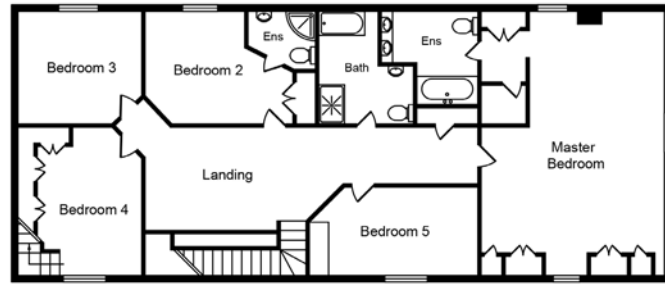




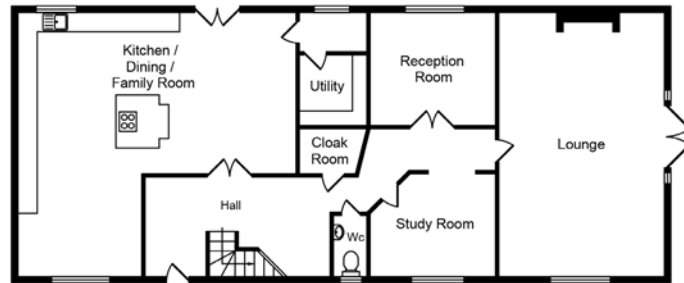
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 4578 Sq.ft. (425.3 Sq.M.)

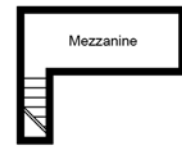
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



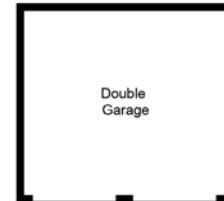
First Floor
 Approx. Floor Area 1777 Sq.Ft (165.1 Sq.M.)



Ground Floor
 Approx. Floor Area 1777 Sq.Ft (165.1 Sq.M.)



Mezzanine
 Approx. Floor Area 105 Sq.Ft (9.8 Sq.M.)



Double Garage
 Approx. Floor Area 390 Sq.Ft (36.2 Sq.M.)



Outbuilding
 Approx. Floor Area 529 Sq.Ft (49.1 Sq.M.)



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. 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 breath-taking barn conversion rests in lovely rural location on a stunning plot and provides an outstanding floor plan that extends to over 3400 square feet of pristine family living space. The property perfectly blends rustic wood accents and vaulted ceilings with a contemporary style characterised by a wonderful use of quality finishes and fitments.

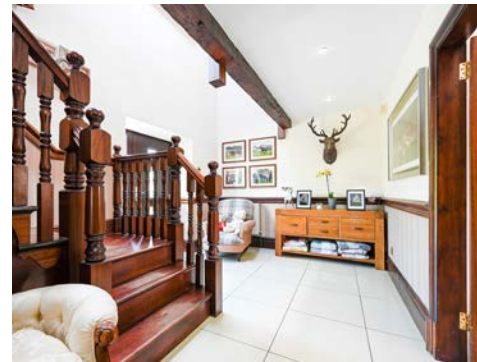
The homes main living rooms radiate off from an impressive reception hallway and the incredibly spacious ground floor offers the most perfect entertaining spaces with plenty of room for large family gatherings or parties. Our clients have created a home that is a distinctly personal sanctuary that is also wondrously original and fabulously stylish with all the luxurious finishes that you would expect to find in a barn conversion of this stature.

Viewing will certainly not disappoint and will reveal highlights including reception hallway, huge main lounge with a feature brick-built fireplace and cosy log burner, a fabulous open plan kitchen/family room and dining area with an array of bespoke fitted units, a centre island with breakfast bar, granite tops, a Belfast sink unit, an AGA and integrated appliances including electric oven and hob, microwave, dishwasher, fridge and freezer. There are also two further reception rooms including a sitting room or gym and a home office/study. The ground floor is rounded off with a handy cloak room and a practical utility room.

On the first floor there are five double bedrooms, two en-suites and a family bathroom. The huge master suite includes a wonderful array of fitted bedroom furniture including wardrobes, bedsidess and drawer units, along with a sitting area, a separate dressing room and en-suite facilities which includes a lovely four-piece suite in white, comprising low level wc, pedestal wash hand basin and a walk-in shower, complementary tiling to the walls and floor completes the quality finish. The additional four bedrooms are all an excellent size with bedroom two also having an en-suite. Bedroom three is of special note, featuring a mezzanine level and gallery landing making it a fantastic teenager's bedroom. The stunning fully tiled family bathroom features a four-piece suite in white with a wall mounted wash hand basin, low level wc, shower cubicle and a large bath with tiled surround.

Externally the property is approached via gated intercom access and a driveway which leads round to the detached double garage. There are well kept lawned areas to the front and rear along with patio areas, a hot tub and a wonderful summer house which provides a fantastic place in which to entertain in style with a bar and lounge area, sauna, shower room and raised patio decking to the front. The gardens benefit from private aspects and are south facing to the rear.

The area is characterised by small holdings, with farms and barns dotting the local countryside. The small Holt green conservation area is only a short distance away, whilst Ormskirk's bustling town centre is also on hand. For the commuter there is easy access to the motorway, Liverpool city centre and railway networks.





KEY FEATURES

Breath Taking Barn Conversion

Stunning Plot

Five Double Bedrooms

Over 3400 Square Feet

Fabulous Open Plan Kitchen

Three Reception Rooms

Summer House with Bar, Sauna and Shower Room

Ample Off-Road Parking

Gated Intercom Access







