



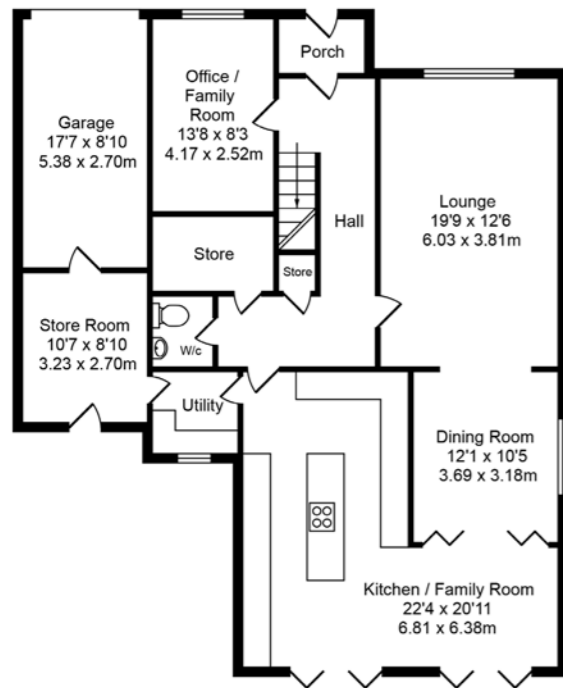
Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

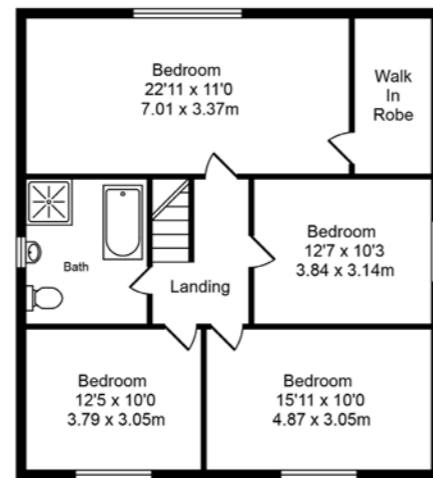
**ARNOLD & PHILLIPS**  
 ESTATE AGENTS

**Total Approx. Floor Area 2357 Sq.ft. (218.9 Sq.M.)**

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



**Ground Floor**  
 Approx. Floor Area 1433 Sq.Ft (133.1 Sq.M.)



**First Floor**  
 Approx. Floor Area 924 Sq.Ft (85.8 Sq.M.)



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

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.



**THE LUXURY PROPERTY SPECIALISTS**

**Tarn Brow, Ormskirk**  
**Offers in Excess of £565,000**



Situated in an enviable position in this highly desirable location and occupying a lovely private plot is this gorgeous four-bedroom detached family home. With comfortable and generous indoor and outdoor spaces which are perfect for everyday living, this immaculate home provides a practical and appealing flow of well thought out accommodation and internal inspection will certainly not disappoint.

The property has a beautifully presented interior and displays high quality fixtures and fittings and tasteful decor throughout, the impressive floor plan measures over 2350 square feet and briefly comprises of an entrance porch, a welcoming reception hallway, a light and bright lounge with attractive feature fireplace, a sitting room/home office and a formal dining room which is open to the lounge and has triple doors through to a fabulous open plan kitchen and family room - all combining to create outstanding family space and wonderful areas in which to entertain in style. The kitchen itself offers an array of bespoke cabinetry with extensive workspace, granite tops, a centre island with breakfast bar and top of the line appliances including a wine cooler, gas hob, two ovens, fridge, freezer & dishwasher. The ground floor is rounded off with a practical utility room, a handy two-piece cloaks/wc and a storeroom with access to the garage.

On the first floor the landing area gives way to four very good-sized bedrooms and a family bathroom. All the bedrooms will comfortably accommodate a double bed with the master bedroom also having a large walk-in wardrobe. The bathroom offers a stylish four-piece suite in classic white comprising low level wc, vanity wash hand basin, a corner shower and a stand-alone bath.

Externally there is extensive parking on the imprinted concrete driveway which gives access to an attached single garage. To the rear the private gardens are mainly laid to lawn with well-kept planted beds and borders, there is a large patio area for outdoor dining and a timber summer house which takes full advantage of the sunny Southerly aspects.

The property is in the highly desirable village of Aughton, a picturesque outpost of Ormskirk, renowned for its prestige homes and pretty tree-lined streets, yet most convenient for the historic market town centre, with its cosmopolitan blend of bars and eateries, high street stores and boutique shops. Well regarded schools at both primary and secondary level are within a short distance, as well as the excellent Edge Hill University, whilst superb transport links via rail and road ensure major commercial centres such as Manchester and Liverpool are comfortably within commutable range.





KEY FEATURES

- Detached Family Home
- Four Bedrooms
- Circa 2357 Square Feet
- Fabulous Open Plan Kitchen & Family Room
- Private Well-Kept Rear Garden
- Driveway Parking
- Attached Single Garage





