

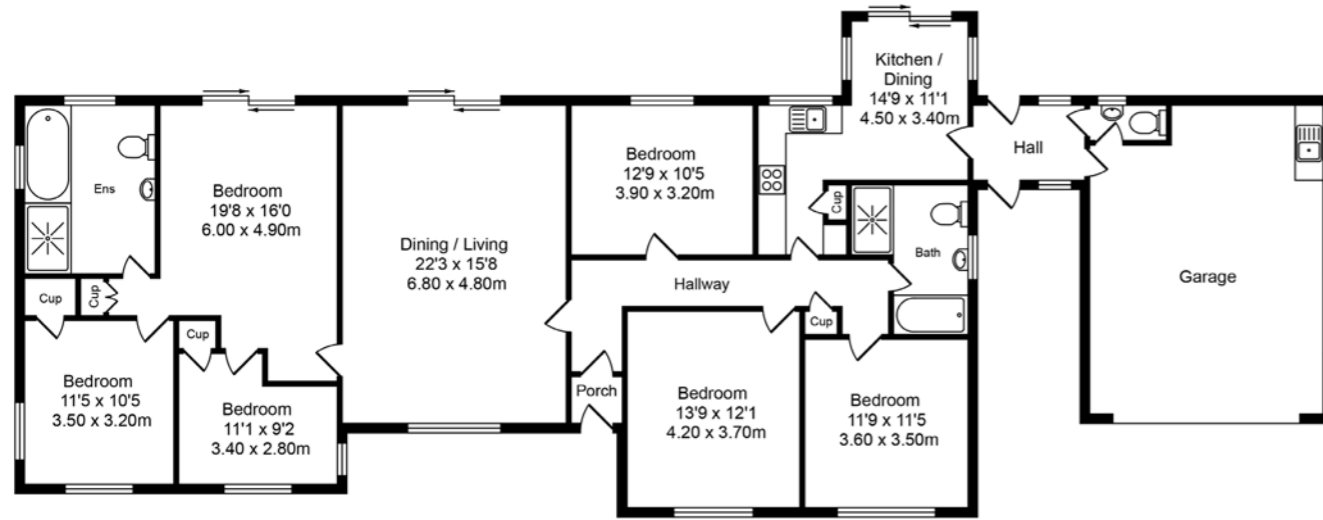


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Total Approx. Floor Area 2154 Sq.ft. (200.1 Sq.M.)

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



Approx. Floor Area 2154 Sq.Ft (200.1 Sq.M.)



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

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.



Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire this impressive five bedroom detached true bungalow, residing within approximately eight acres of prime equestrian land and nestled in a pretty position along Church Lane in rural Lydiate.

Ideally positioned this gorgeous bungalow boasts six timber stables, several paddocks, beautiful formal garden curtilage and stunning open-aspect countryside vistas. The extensive accommodation extends to a generous 2,154 square foot with brief highlights including front entrance porch, a light and bright entrance hallway, five well-proportioned double bedrooms all of which are neutrally decorated and enjoy a pleasant outlook over the surroundings. There are two spacious main living rooms along with a lovely farmhouse style dining kitchen which provides an array of wall & base units and a selection of integrated appliances with contrasting work-surfaces. Two family bathrooms provide modern showers, baths, WC's and wash hand basins.

Externally the bungalow rests settled within beautifully established formal gardens which have been thoughtfully tended and enjoy an array of mature plants and shrubs along with an ample patio terrace which provides an ideal place in which to entertain and dine al-fresco.

The equestrian facilities include a large hard-standing area with a timber stable block, providing a number of stables, a tack room and access to several paddocks. Internal inspection is highly advised to fully appreciate everything on offer within this unique equestrian home.





#### KEY FEATURES

Beautiful Equestrian Home

8 Pristine Acres

Peaceful Rural Location

True Bungalow With  
2154 Sq Ft

Tastefully Decorated

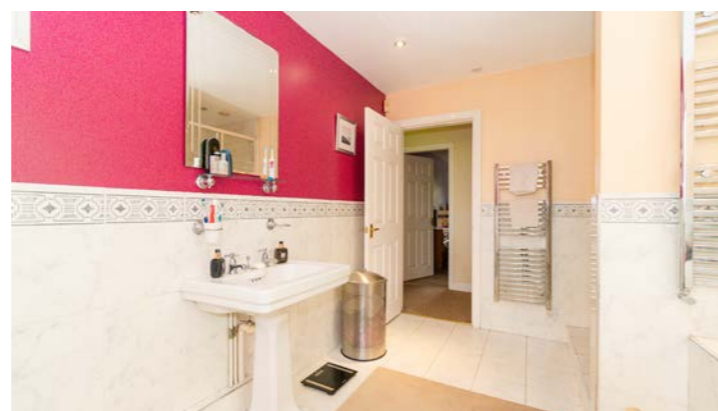
5 Bedrooms

Open Views

Private Plot









The yellow line is indicative of the location only boundaries are subject to confirmation with the deeds