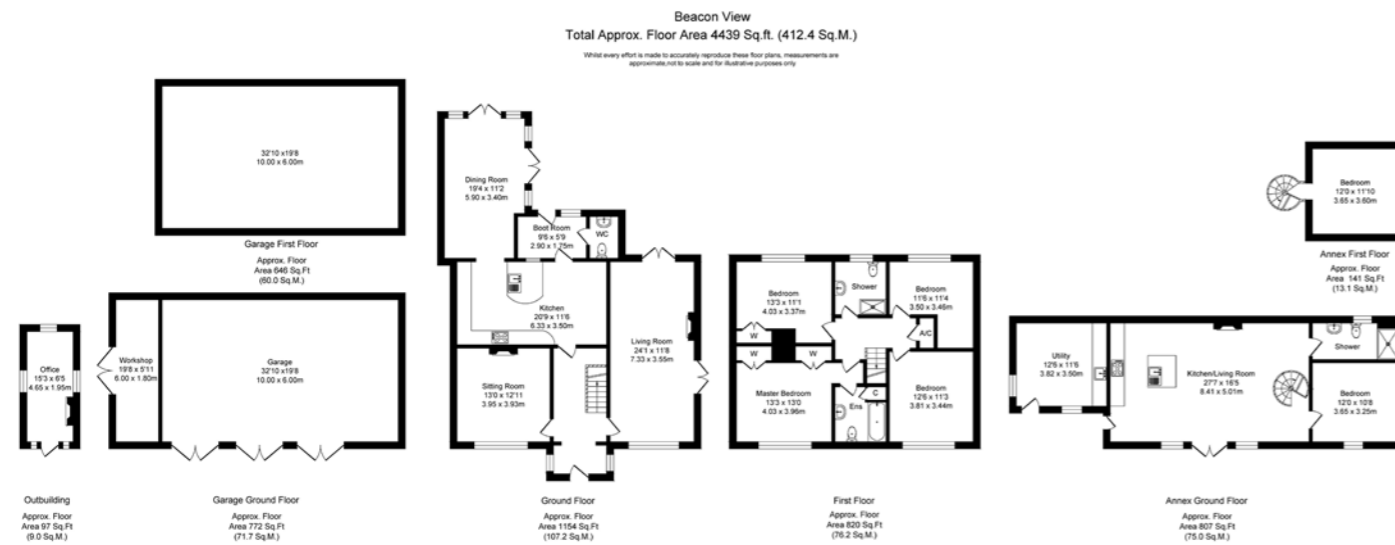




Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173



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

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.

Nestled both attractively and privately within a stunning and fully landscaped one acre plot and boasting alluring features such as heated outdoor swimming pool, detached two bedroom annexe and beautifully crafted detached garage, this four bedroom semi-detached cottage truly does resemble the definition of prestige 21st century luxury family living.

Positioned comfortably within its generous plot and located off the leafy and semi-rural Firwood Road in Lathom, 'Beacon View' impresses from all angles. Impeccable interior design blends seamlessly with a flowing and contemporary floor plan, with rustic country cottage accents and traditional features pervading throughout this flexible property.

Accessed via the stunning hand crafted wooden arched doorway, one is received into a spacious and naturally lit main entrance hallway. Two large and well-designed main reception rooms reside to the front of the proportions, with the main living room centred around a stunning feature log burner with exposed red-brick surround and flooded in an abundance of natural light by two separate patio doors.

The rear country cottage kitchen is complete with a wealth of wall and base storage units, central island, comprehensive selection of premium integrated appliances and finished with a solid Oak work surface. Adjoining this space is a fully fitted boot room and adjoining WC, with a rear dining room also adjoining this stunning central hub of this idyllic family home.

To the first floor there are four well-proportioned double bedrooms, with the master enjoying lavish en-suite bathroom facilities and integrated wardrobes. The property is well-served by a stunning and bespoke modern family bathroom.

Within the expansive and beautifully manicured grounds of this flexible property reside a fully detached two bedroom annexe, finished to exacting standards and again with a stylish country cottage aesthetic throughout. Separate offices, triple detached garage and heated outdoor pool, as well as multiple patio and decking areas perfect for entertaining and dining al-fresco complete the first rate luxury accommodation on offer at 'Beacon View'.

The current owners run two unique holiday lets, a Shepherd Hut with hot tub and self-contained two-bedroom detached annex, ideal for a small business opportunity or multigenerational living - please contact our Ormskirk branch for further details.

Extending to an accumulative 4,439 square foot of living accommodation finished to the highest order and nestled privately along this quaint country lane, internal inspection is highly advised and early viewing will be essential to attain a rare opportunity to acquire this most prestigious of country cottages.



