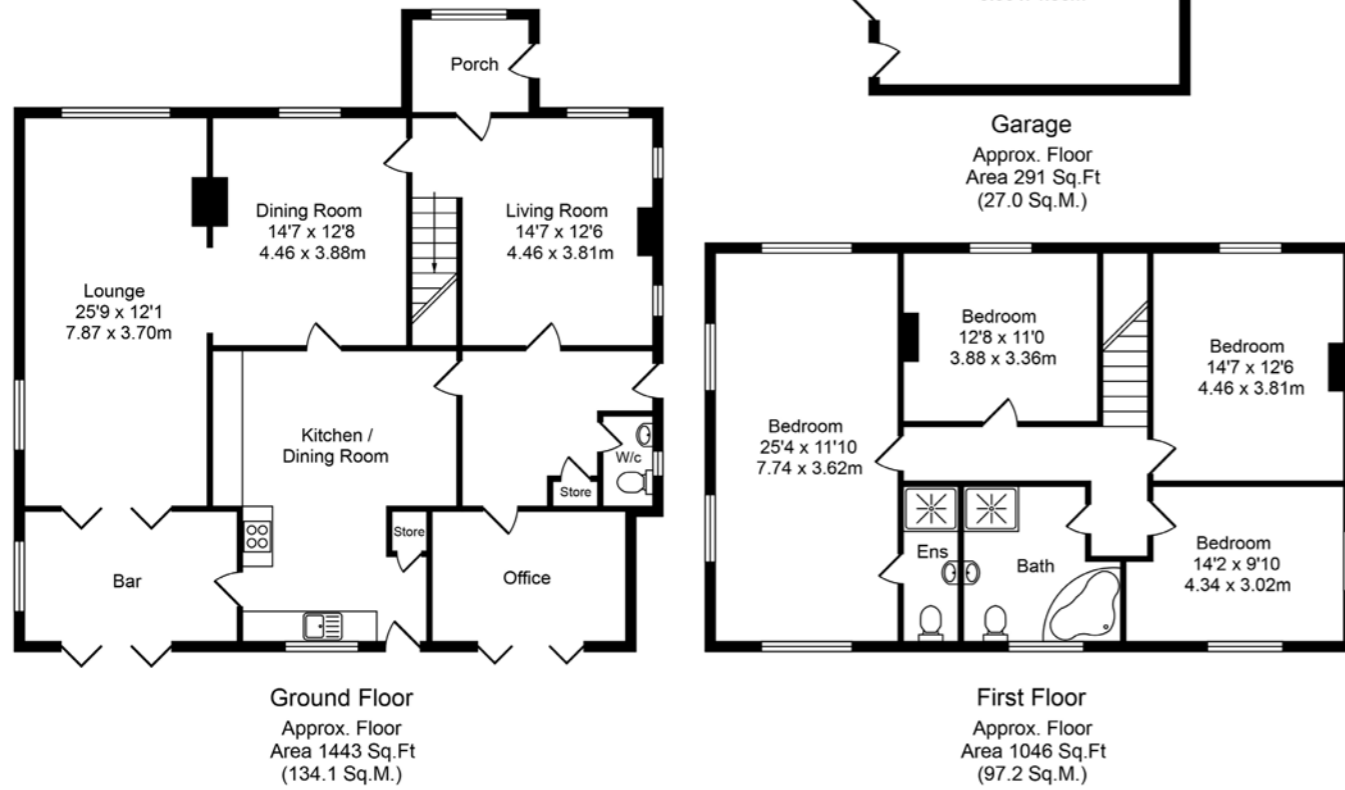




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
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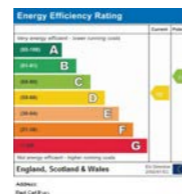
**Total Approx. Floor Area 2780 Sq.ft. (258.3 Sq.M.)**

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



Tenure: We are advised by our client that the property is Leasehold  
 Lease Term: 999 years from 2nd February 1917  
 Years Remaining on Lease: 893 years  
 Ground Rent Payable: Peppercorn Rent  
 Council Tax: Band: F  
 Details Prepared: 04/09/2023

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.



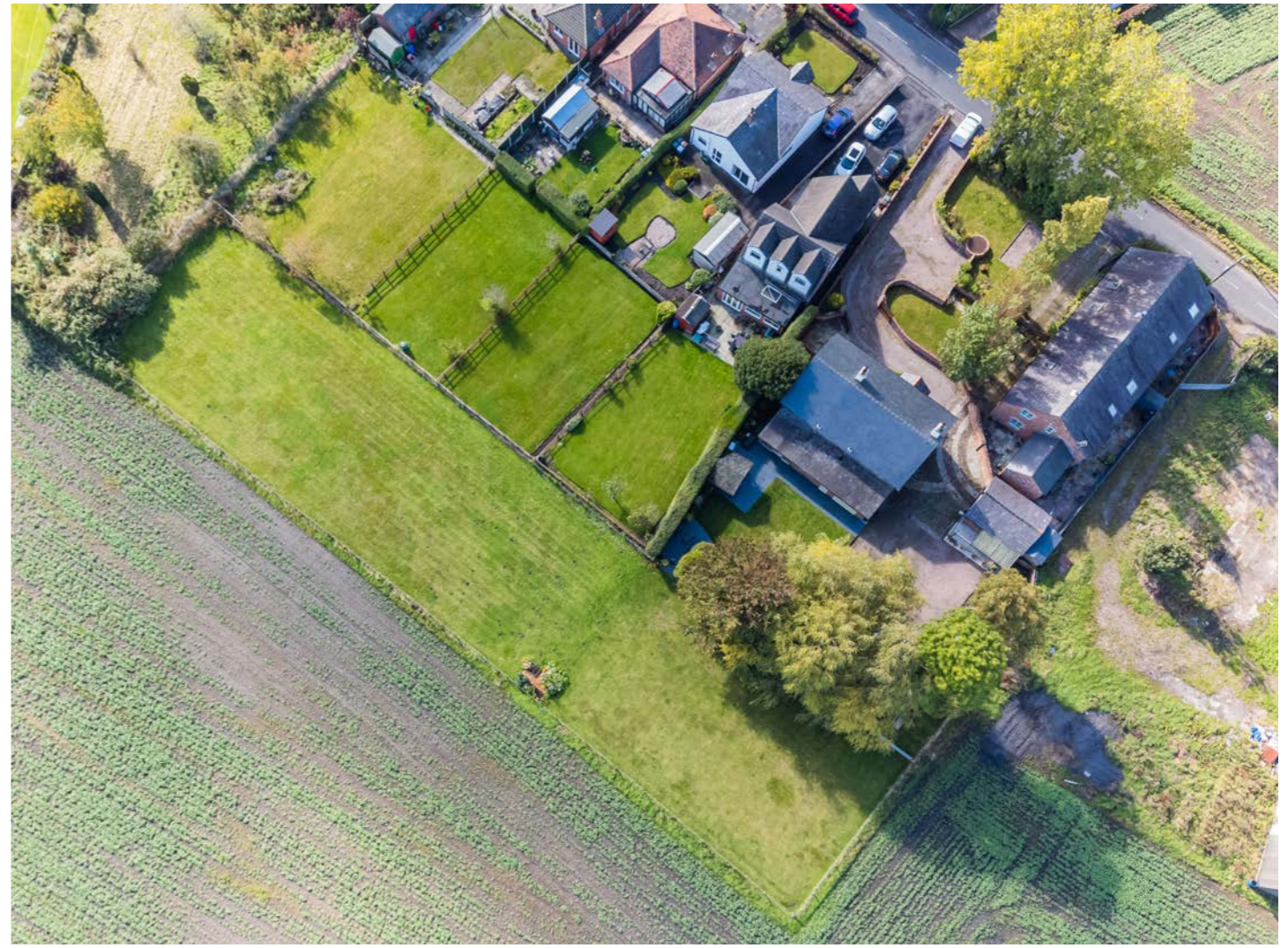


This beautiful 4-bedroom rural home has truly exceptional proportions and outstanding views across the magnificent West Lancashire landscape. Accessible, yet peacefully situated the surroundings inspire total relaxation and the property enjoys a private plot in a pretty location just a short distance from Burscough's bustling town centre. There's a combination of heritage features and modern amenities that characterise the interior and honest, solid materials are the keystones of the home with its rustic aesthetic softening its living spaces and resulting in a wonderfully comfortable and relaxing country residence... Red Cat Farm really is a truly special home that offers a unique and rare opportunity to live life at a slower pace.

The accommodation is very well presented with tasteful decor and quality fixtures and fittings throughout and almost 2500 sq ft of sublime living space that provides a practical flowing floor plan which is just perfect for everyday family living. Internal inspection is highly recommended and will reveal accommodation highlights which briefly comprise entrance porch, a sitting room with dual aspects, wooden flooring and a feature cast iron fireplace, a gorgeous 25ft lounge which has open access to a formal dining room and double doors that open through to the sunroom/bar room which in turn opens out into the gardens - all combining to create wonderful family space and areas just perfect for entertaining! The dining kitchen is finished with an array of bespoke fitted wall and base units with granite tops, ample workspace, a range oven, an integrated wine cooler, microwave, dishwasher and space for further appliances. Also on the ground floor is a home office, a practical utility room and a handy two-piece cloaks/wc.

On the first floor there are four bedrooms, a four-piece family bathroom and a three-piece en-suite shower room. The luxurious master bedroom is of a particularly good size measuring over 25ft in length and is flooded with natural light from its triple aspects, the fully tiled en-suite shower room provides a three-piece suite in classic white with pedestal wash hand basin, low level wc and a glass screen shower unit. The three further bedrooms are also all doubles and are served by a four-piece family bathroom which again is finished in white with low level wc, pedestal wash hand basin, a corner bath and a walk in shower - complementary tiling to the walls completes the look.

Externally the house is approached via a long, gated driveway which provides extensive parking and gives access to a detached double garage and further parking at the rear. The plot is of an especially good size and covers approximately a quarter of an acre with well-kept private gardens to the rear to include a dog run, neat lawns, a huge patio decking area with a barbecue area and a gazebo for outdoor dining and entertaining whatever the weather. The rear garden borders further land totalling around half an acre which our client currently leases for a nominal fee on a yearly contract basis. The property is surrounded by open farmland and glorious far-reaching views. We love the idyllic country setting as much as its accessibility to the towns and villages of West Lancashire. We also love the location and the authentic country lifestyle it offers without compromising on access to amenities. And, if we've left you in any doubt as to the vast array of possibilities this home offers, then seeing it for yourself will illustrate precisely how stimulating and liberating life in this quiet part of the Lancashire countryside can be.







KEY FEATURES

- Beautiful Rural Home
- Four Bedrooms
- Circa 2780 Square Feet
- Gorgeous 25ft Lounge
- Bespoke Fitted Dining Kitchen
- Approximately Quarter of an Acre Plot
- Well-Kept Private Gardens with Dog Run and Large Patio Decking Area
- Surrounded By Open Farmland
- Extensive Off-Road Parking
- Detached Double Garage













