

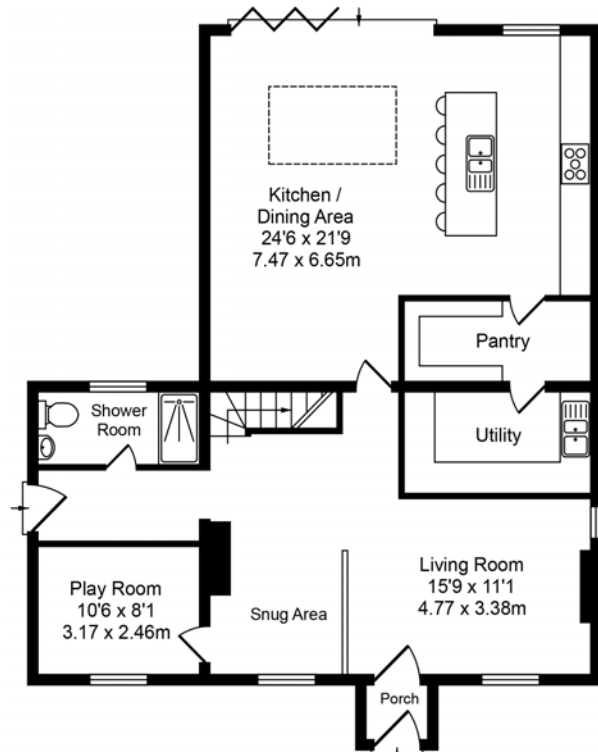


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

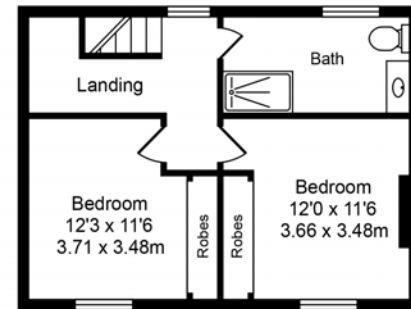
Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 1637 Sq.ft. (152.1 Sq.M.)**

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



**Ground Floor**  
 Approx. Floor Area 1200 Sq.Ft (111.5 Sq.M.)

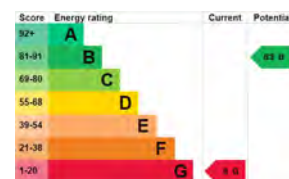


**First Floor**  
 Approx. Floor Area 437 Sq.Ft (40.6 Sq.M.)



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

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 offer for sale this charming, detached home nestled on a serene half-acre plot along a tranquil country lane in rural Scarisbrick, West Lancashire. Surrounded by the picturesque greenbelt farmland, this property offers a truly idyllic and unique way of life.

Upon arrival, you will immediately appreciate the peace and seclusion that this location provides. The property boasts a generous plot size, allowing ample space for outdoor enjoyment, gardening, or even equestrian use. With a vast expanse of lush greenery stretching as far as the eye can see, the possibilities here are endless.

The home has been partially renovated and has also been considerably extended and whilst the property requires cosmetic work it offers the perfect foundation for the new owners to make this house their own. The versatile layout includes a lounge, playroom, utility room, a snug area, a large open plan family living area, dining area and kitchen and on the first floor, two well-proportioned bedrooms and a family bathroom. The possibilities to adapt the current layout to suit your unique needs are vast.

The surrounding countryside, with its lovely farmland views, invites you to relax and embrace the peaceful atmosphere. Whether you are a nature enthusiast, enjoy long walks, or simply savour the beauty of rural living, this location offers it all. Scarisbrick is a quaint village with a rich history that adds to the charm of this location. It offers a range of amenities such as local shops, schools, and recreational facilities, providing convenience within a short distance from your doorstep. For those seeking more extensive amenities and entertainment options, the bustling town of Ormskirk is just a short drive away. With its vibrant market, diverse range of shops, and a thriving community, you can enjoy the best of both worlds – a peaceful rural retreat combined with access to modern conveniences.

