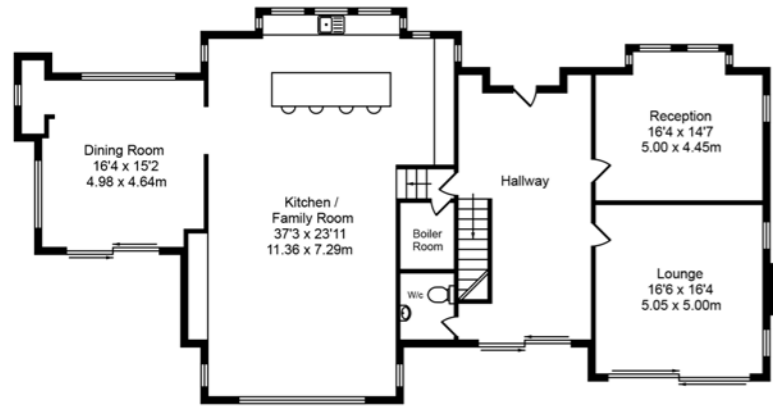
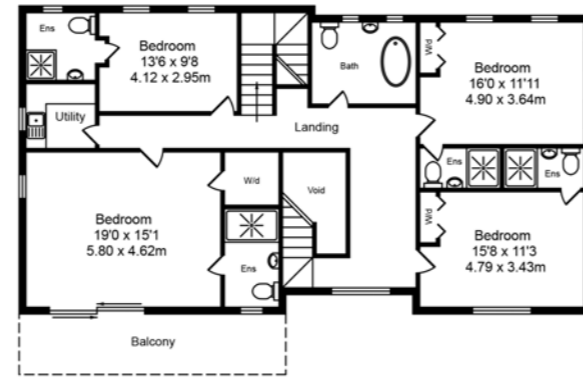
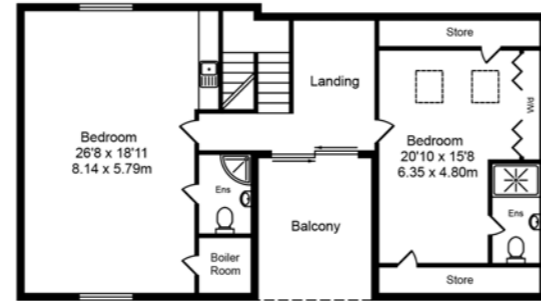




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 4691 Sq.ft. (435.8 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 Freehold
 Council Tax Band: G

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. 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 proudly present a rare and extraordinary opportunity to acquire this immaculate six-bedroom detached self-build executive family home, nestled within the scenic tranquillity of rural Eager Lane in Lydiate, West Lanes. This newly developed luxury property, thoughtfully crafted to the highest standards, spans three inviting levels and captivates from every perspective, featuring a remarkable bespoke American Oak central staircase as its centrepiece.

The ground floor has been meticulously designed to seamlessly blend entertaining spaces with relaxation areas. Three spacious reception rooms offer versatility, complemented by a sprawling 37-foot open-plan family dining kitchen adorned with the finest 'Sciematic' bespoke cabinetry. The kitchen boasts a suite of integrated Siemens appliances, BORA hobs, and 'Quooker' taps, harmoniously contrasted by exclusive 'Dekton' work surfaces and a central feature island. The state-of-the-art kitchen extends into a sunlit living area, illuminated by impressive sliding patio doors and centred around a premium recessed multi-fuel AGA log burning fireplace.

The living space effortlessly extends outdoors through multiple sets of fully opening sliding patio doors, leading to a premium sandstone patio terrace that envelops the property, creating a seamless flow between indoor and outdoor living.

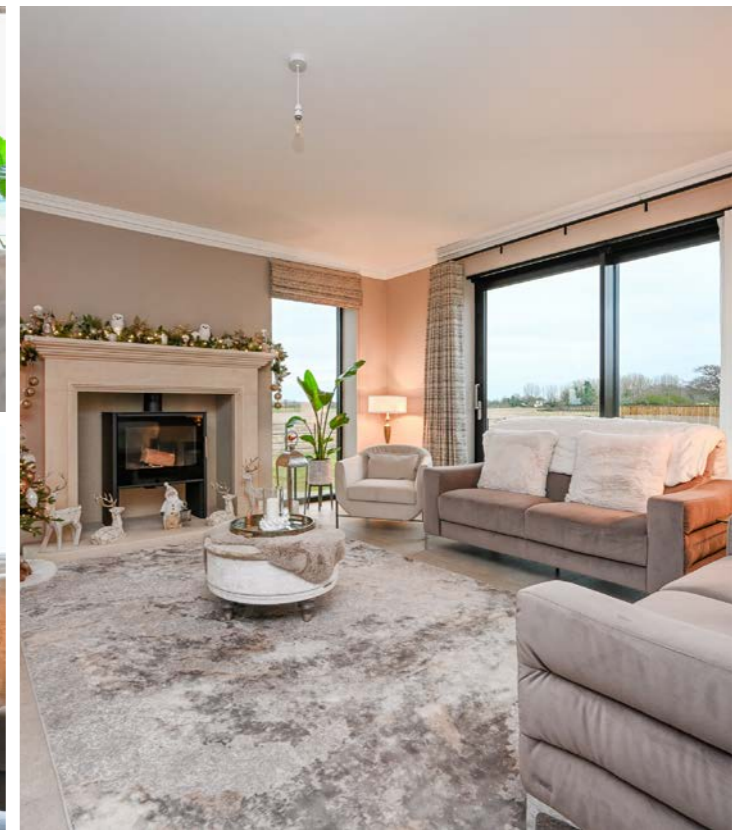
The first-floor hosts four opulent double bedrooms, each meticulously finished with lavish en-suite bathroom facilities. An expansive roof terrace, fitted with premium composite decking, provides an idyllic spot for al-fresco relaxation. Completing this level is a convenient laundry room and a luxuriously appointed family bathroom featuring solid limestone baths and premium tiled designs.

The second floor boasts two generously proportioned bedrooms with stunning 360-degree views over the surrounding countryside. Integrated wardrobes and clever storage solutions enhance the practicality of the living space, extending in total to an impressive 4,691 square feet.

Externally, the property sits gracefully within a private plot, offering ample off-road parking, sublime natural sandstone patio terracing, and sprawling lawns with landscaping potential. Modern amenities include underfloor heating, a three-phase electrical supply, a market-leading alarm system, electric security gates, and cat 6 communications cabling.

This unique executive home represents the epitome of luxury contemporary living within the sought-after Lydiate countryside. To truly grasp the scale of contemporary grandeur embodied by this exceptional property, an internal inspection is highly recommended. Don't miss the opportunity to call this stunning modern house of distinction your home.





KEY FEATURES

Luxurious Detached Self-Build Home

Six Opulent Bedrooms
(All with En-Suites)

Circa 4691 Square Feet

State-Of-The-Art Family Dining
Kitchen

Three Spacious Reception Rooms

Large Private Plot

Ample Off-Road Parking

Electric Security Gates

