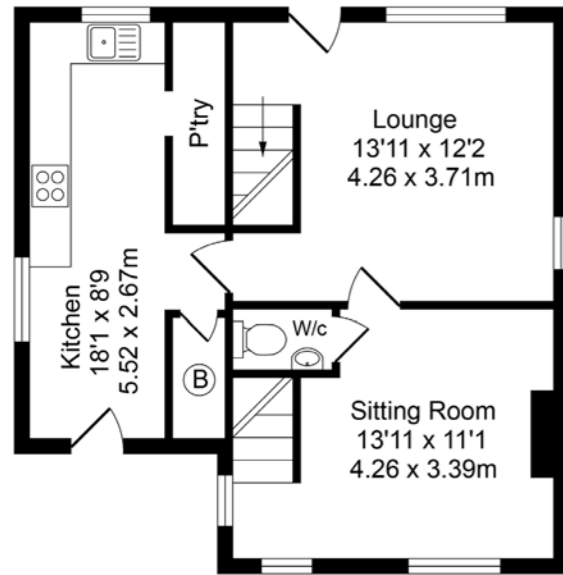




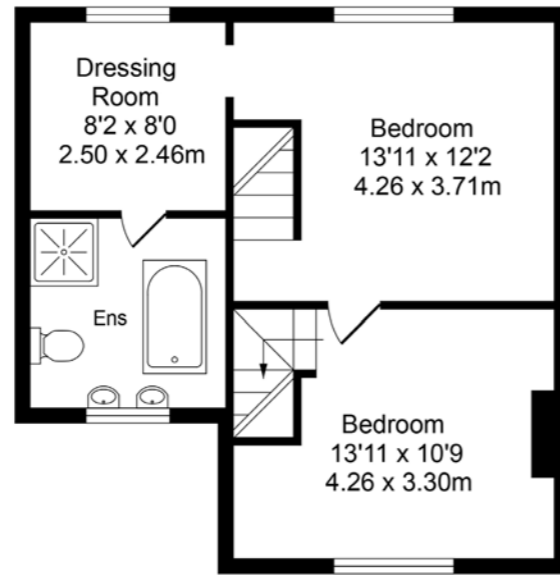
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 961 Sq.ft. (89.3 Sq.M.)

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



Ground Floor
 Approx. Floor Area 486 Sq.Ft (45.2 Sq.M.)



First Floor
 Approx. Floor Area 475 Sq.Ft (44.1 Sq.M.)



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. 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 in a gloriously rural position along the banks of the Leeds to Liverpool Canal is this breathtakingly pretty detached home. The property oozes luxury and is positively overflowing with character and charm with an abundance of beautiful original features complimented by the most wonderful use of textures and tones and the highest quality finish. 'Oak Cross Cottage' is the epitome of the country home with warm and inviting living spaces highlighted by exposed brickwork, beamed ceilings, original fireplaces, oak flooring and décor sympathetically chosen to ensure that the traditional country feel of the property is not lost. The owners have really loved and treasured this home, demonstrated not only by their thorough maintenance and attention to detail, but by the lovely vibe that overwhelms you as you step through the door.

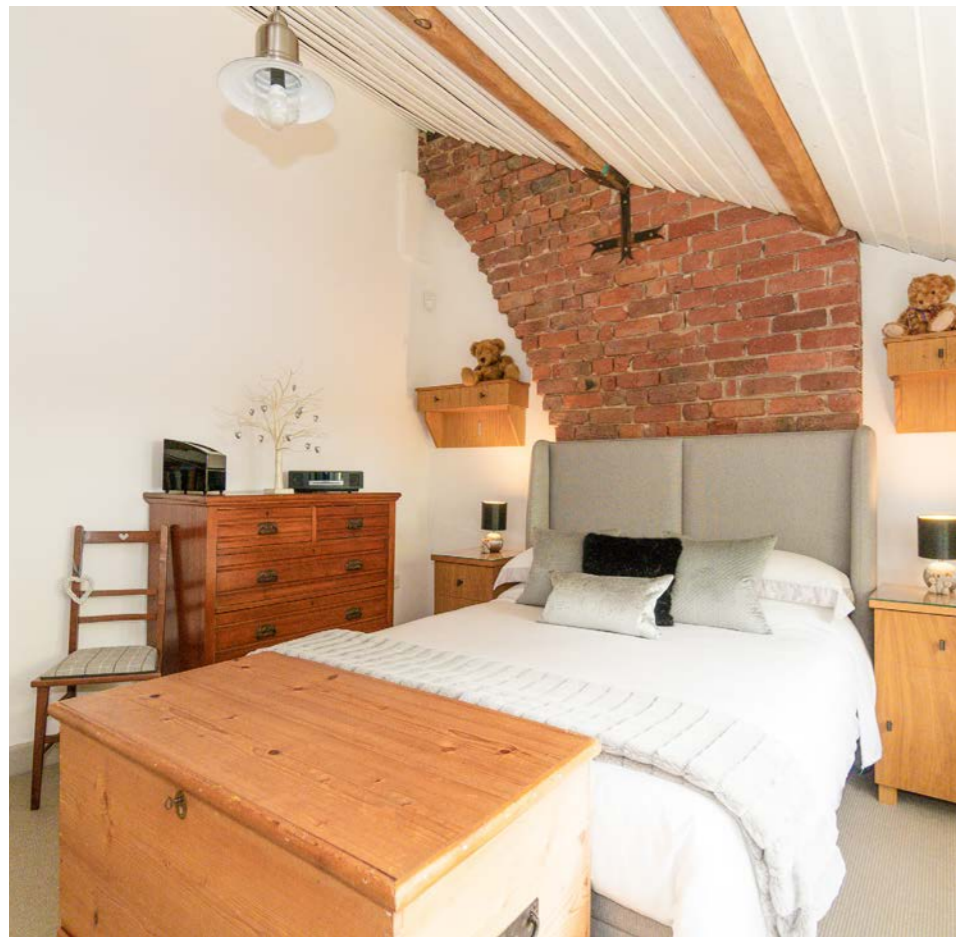
The property has been painstakingly renovated and refurbished in recent years to an unassailable standard with stylish fixtures and fittings highlighting each room. Highlights include a gorgeous main lounge with an exposed stone fireplace and dual aspect that allows plenty of natural light and a fabulous sitting room with an original Victorian fireplace that has been painstakingly restored with aspects out over the rear garden. The kitchen offers an array of beautifully finished hand-crafted units with ample workspace, granite tops, a Belfast sink unit, range cooker, integrated coffee machine, wine cooler, a pantry cupboard and plenty of space to dine. The ground floor is rounded off with a utility and a handy two-piece cloaks/WC.

The first floor can be accessed via two separate staircases which give way to two/three bedrooms and a bathroom with the master bedroom utilising what could be the third bedroom as a dressing room. The stunning luxury bathroom affords a beautiful five-piece suite finished in classic white with freestanding bath, his and hers vanity wash hand basins, low level WC, a walk-in glass screen shower and a chrome heated towel radiator - pristine tiling completes the stylish look.

Approached along the canal bank the property has private, electric gated access and is settled in over half an acre of land and gardens with extensive parking for over 20 vehicles on the gravel driveway and forecourt. The beautiful gardens enjoy well-kept lawns and mature planting including walnut, oak, victoria plum, cob nut, pear and plum trees. There are numerous areas to enjoy alfresco dining in total privacy with a large, paved patio and barbecue area, a gazebo and little spots to take in the gorgeous views of the surrounding countryside. There is also extensive outside secure and dry storage units which would be ideal for use as a home office. The size of the plot and the position of the property also allows huge potential for further development of the home with plenty of scope for extending (subject to the relevant planning permissions). Further benefits of this beautiful home include full insulation, underfloor heating throughout (efficiently run by a renewable energy air source heat pump), alarm system, CCTV and reinforced external doors and windows.

We love the charm & style of this characterful property, the finish is exceptional and luxurious, the setting is tranquil, and the views are glorious - this really is modern country living at its finest! We also love the location, tucked away in an extremely private and quiet spot yet close to amenities and within easy reach of Liverpool City centre, motorway links, the railway network and regional airports. The area is highly desirable and renowned for its agricultural traditions, with farms and small holdings dotting the countryside along with prestige and character homes. Viewing of this unique home is highly recommended to appreciate the fabulous lifestyle on offer.





KEY FEATURES

Breathtaking Detached Home

Two/Three Bedrooms

Circa 961 Square Feet

Beautifully Finished
Hand-Crafted Kitchen

Over Half an Acre of Land and
Gardens

Large Storage Unit

Extensive Driveway and Forecourt
Parking

Glorious and Unrestricted Views

Quality Holds No Bounds with
this Property including: Zinc Facia,
Soffits, Chimney Flashings, Gutters,
Down Pipes and a Bespoke-Made
Lead Roof Ridge

Cat 6 Cabling to Every Room

Automated Garden Sprinkler System

Ability to Obtain Canal Boat
Mooring Rights for Circa 80 Meters
of Boats (subject to approval)

Development Rights so Extensive
Planning can be Easily Applied for to
Extend The Property to the Side and
Rear If Required

Change Over Switch with a
Generator to Power the house in
the Event of a Power Outage (so no
disruption to family living)







