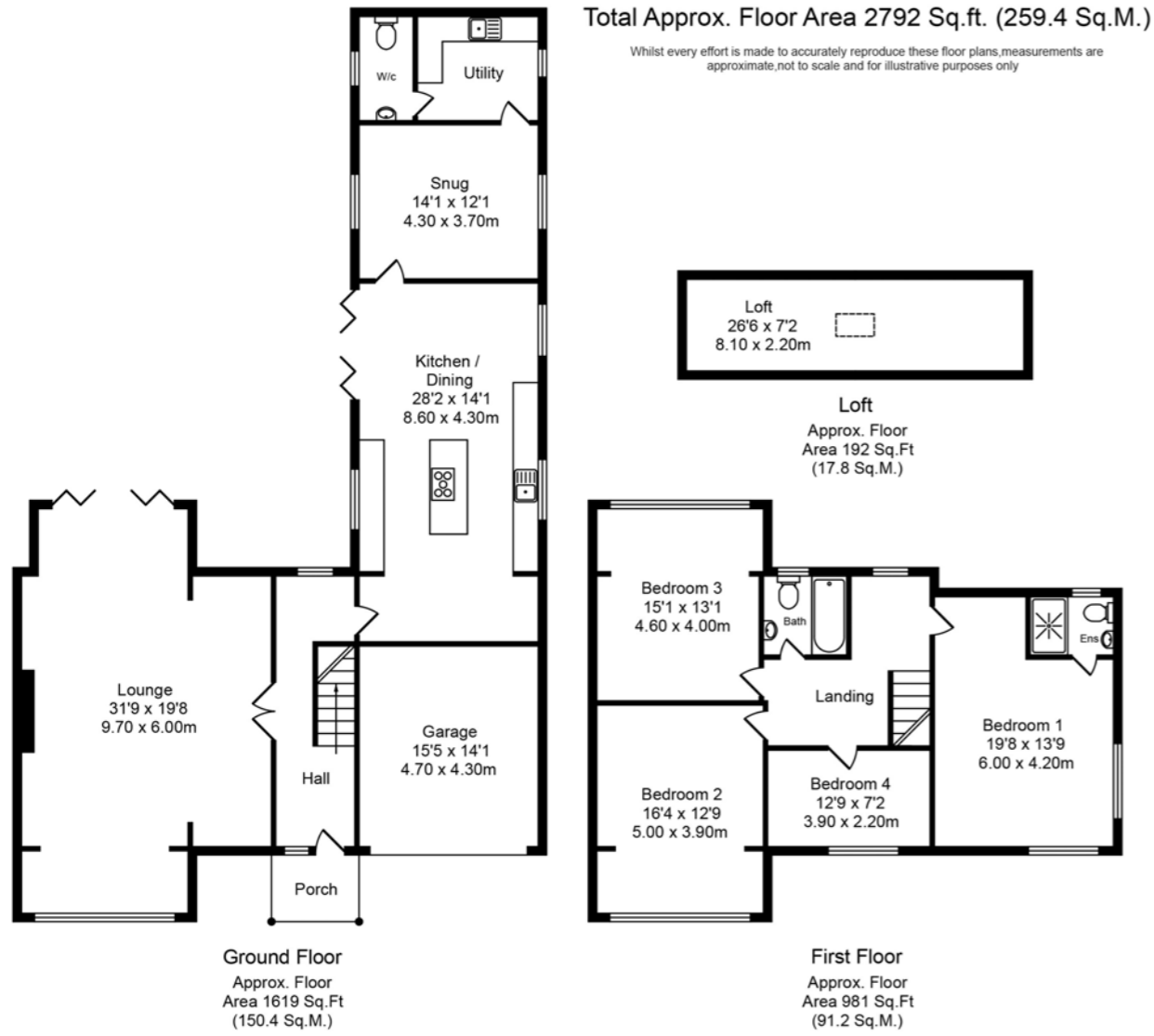




Ormskirk: 01695 570102  
arnoldandphillips.com

Chorley: 01257 241173  
Southport: 01704 778668

**ARNOLD & PHILLIPS**  
ESTATE AGENTS



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

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.



**THE LUXURY PROPERTY SPECIALISTS**

**Bescar Lane, Scarisbrick**  
**Asking Price £699,995**

**A&P**

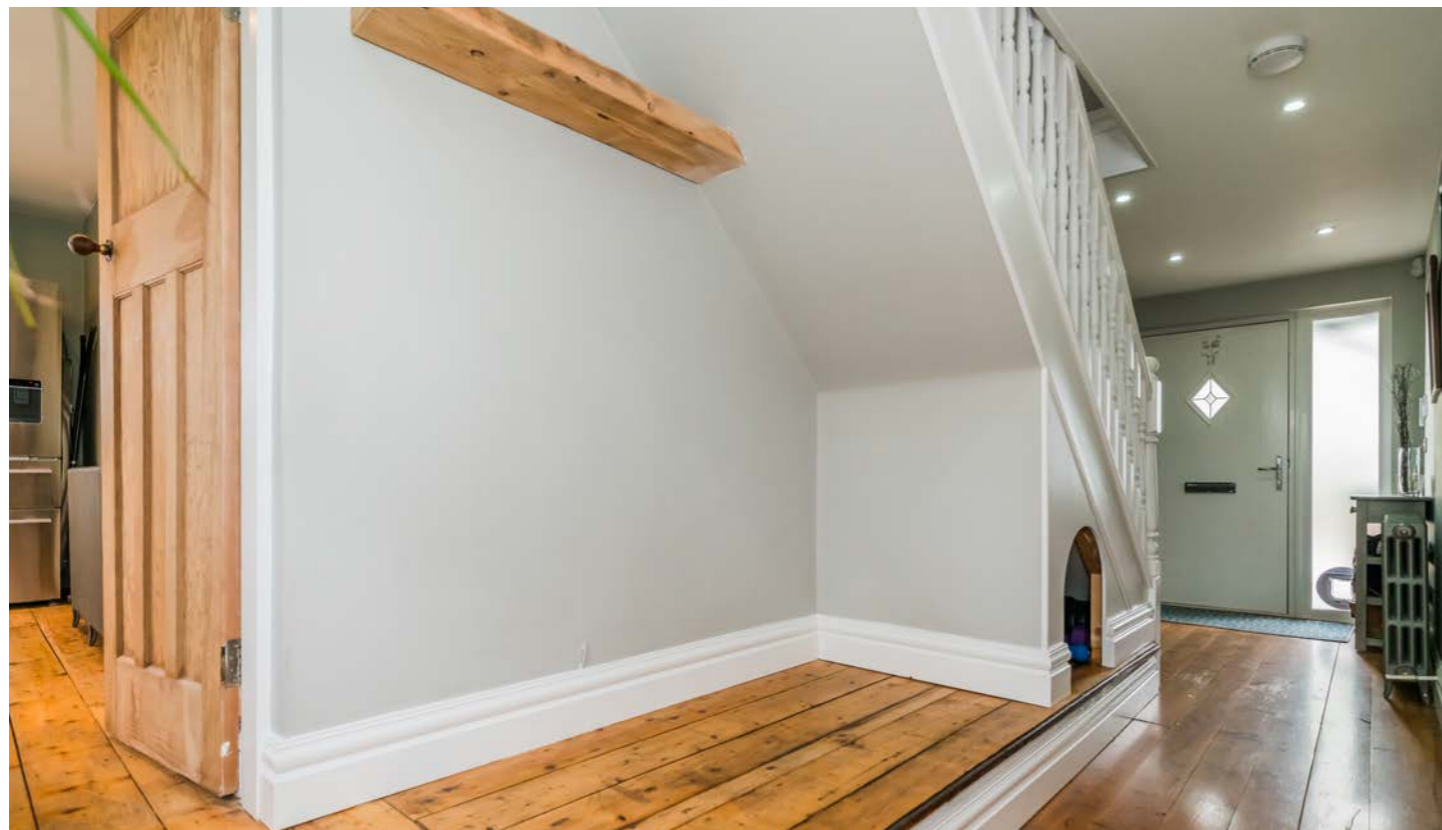
Arnold & Phillips are delighted to present an exciting opportunity to acquire a truly stunning four bedroom semi-detached barn conversion, located along the much sought-after Bescar Lane in Scarisbrick.

Set comfortably back from the road and approached via an impressive driveway which is accessed via secure and private electric security gates, this extended property is sited within a generous plot and beautifully combines traditional features from the original barn alongside contemporary modern aesthetics to produce this truly unique family home.

Accessed via the front entrance porch, one is received into an open and inviting entrance hallway that flows through to the main lounge. This generous living room is centred around an ornate log burning fireplace, set within an exposed red brick surround, with overhead timber beams and attractive dual aspect windows and modern bi-folding patio doors providing ample light into the expansive family room. Further through to the rear of the property there is located the farmhouse style dining kitchen, which has been finished to exacting standards. Amply performing its role as the central hub for this family home, this beautiful room provides large central island, extensive range of high-end integrated appliances, with an array of wall, base and tower units. Adjoining this beautifully fitted bespoke kitchen is a newly installed utility room with adjoining WC and spacious separate snug living area.

The first floor enjoys four generously proportioned family bedrooms, all of which are neutrally decorated and enjoy a pleasant outlook over the surrounding area, with the main bedroom enjoying lavish tiled en-suite bathroom facilities. The property is well-served by the main family bathroom which provides bath with overhead shower, WC and vanity wash hand basin.

Externally the rear of the property enjoys a beautifully landscaped garden which is private, not being overlooked and enjoying a large wrap-around block-paved patio terrace, perfect for entertaining and dining al-fresco. A large hard standing area provides an abundance of parking for multiple vehicles along with a large integrated garage. With sprawling wrap-around gardens, stunning level of fit and finish and located along a highly sought after semi-rural position within the heart of Scarisbrick village, internal viewing of this extensive 2,792 square foot luxury barn conversion is highly advised to fully appreciate the country lifestyle this premium property provides. Early viewing will be essential to avoid disappointment.





KEY FEATURES

Truly Stunning Barn Conversion

Four Bedrooms

Circa 2792 Square Feet

Bespoke Farmhouse-Style Dining Kitchen

Beautifully Landscaped Gardens

Abundance of Off-Road Parking

Semi-Rural Location







