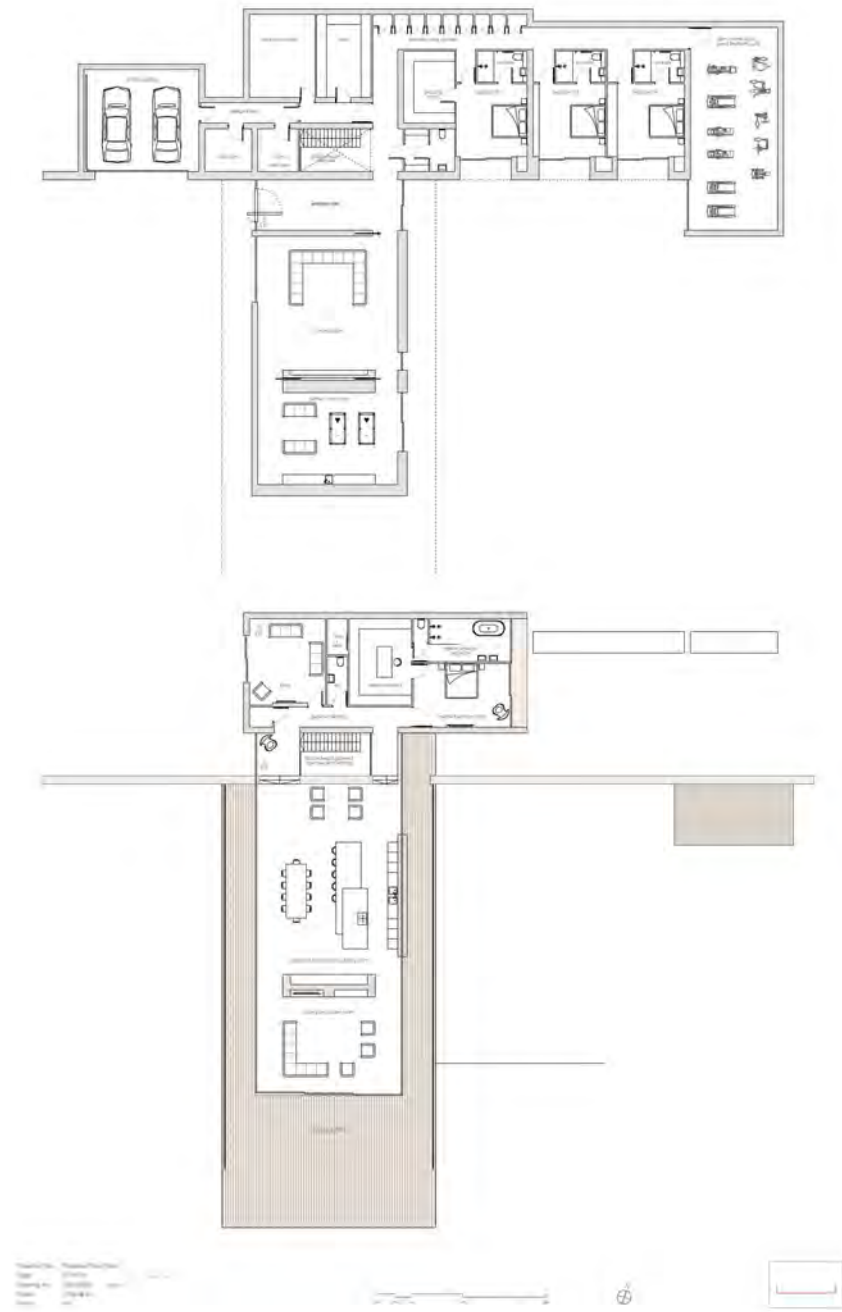




Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173



Tenure: We are advised by our client that the property is Freehold

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 are delighted to bring to market a rare and exclusive opportunity to acquire a two-acre plot with full planning permission granted for the development of an 8,000 square foot contemporary residence, nestled along the semi-rural Holly Lane within the heart of Aughton.

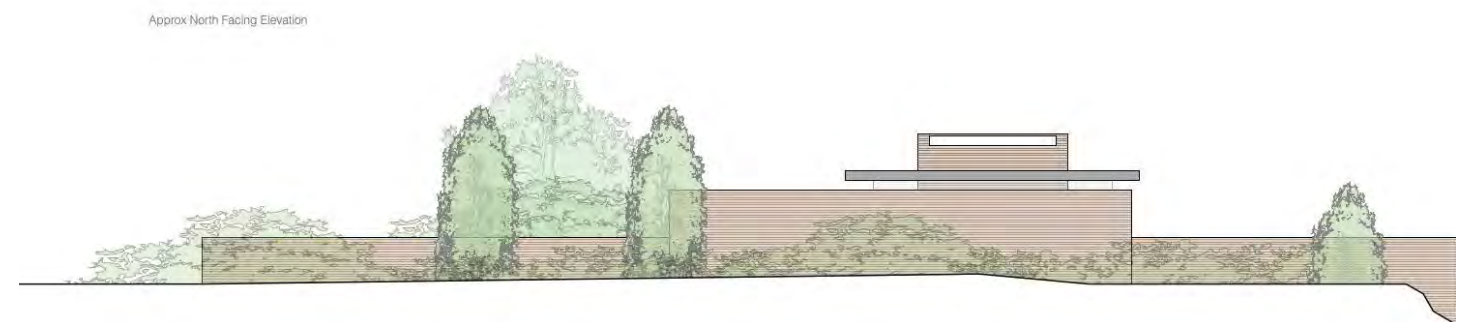
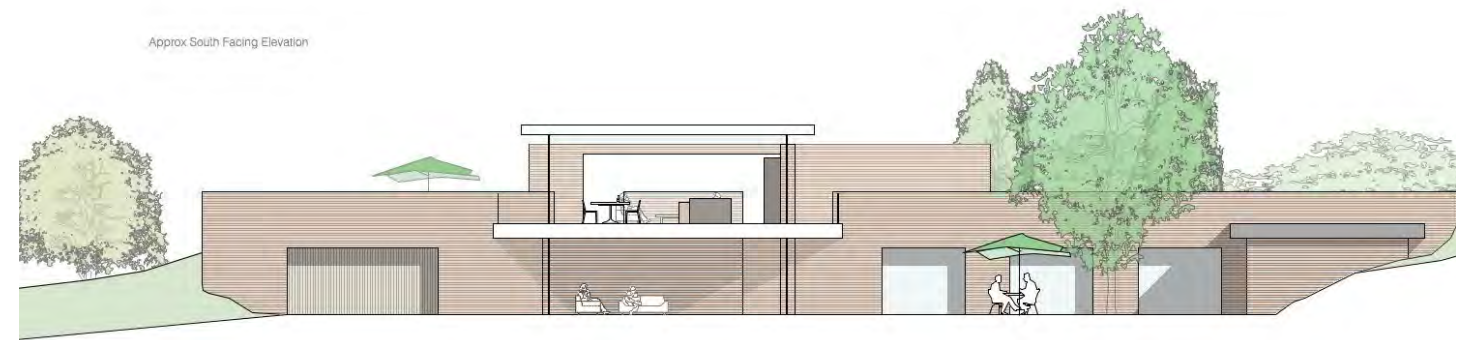
Expressions of interest are invited for this grand-design style stunning property, which sits atop an unrivalled plot within a coveted region of Aughton, West Lancs. This contemporary project would afford the prospective buyer the opportunity to develop a comprehensive four/five bedroom detached residence arranged over two inviting levels, with the addition of a 1,500 square foot balcony terrace and sprawling private gardens, with the plot extending to circa two acres.

Resting along a semi-rural country lane, 'Stoneridge' will afford its owners unrivalled panoramic countryside vistas which extend over the surrounding area and out as far as the docks at Liverpool.

The design of the property embodies our client's vision for a contemporary masterpiece which seamlessly blends stylish modern design aesthetics within a traditional and extremely private countryside setting. A free-flowing floor plan extends to around 8,000 square feet and enjoys an array of reception rooms which can be utilised to suit, either as open-plan entertaining areas, cinema room, home gym or office. A centrally positioned extensive open-plan family dining kitchen will serve well as the central hub of this contemporary property, with the ability to extend entertaining spaces both inside and out, inviting the prospective owners to create a bespoke living arrangement capable of being tailored for your individual requirements. Enjoying six bathrooms and an abundance of well-considered storage facilities, the unique design of this compelling property will appeal to a wide range of prospective owners.

Beyond the dynamic architectural design, this property offers endless possibilities for luxurious living. With generous proportions at your disposal, the freedom is provided to curate your dream home. From grand en-suite bedrooms and multiple living areas to a private study and expansive entertainment spaces both inside and out, the layout allows for the realisation of your most ambitious design aspirations.

Holly Lane resides within the heart of rural Aughton and enjoys a host of local amenities and independent retailers, whilst also enjoying superb transport and commuter links thanks to the excellent motorway networks residing nearby along with multiple rail stations. With both Liverpool and Manchester airports comfortably under an hour's drive, this remarkable property is well worthy of consideration. Further information can be obtained through contacting the office.





KEY FEATURES

Two Acre Plot with Full Planning Permission for a Contemporary Residence

Circa 8000 Square Feet

Four/Five Bedrooms

Open Plan Living Areas

Sprawling Private Gardens

Unrivalled Panoramic Vistas

Semi-Rural Location



