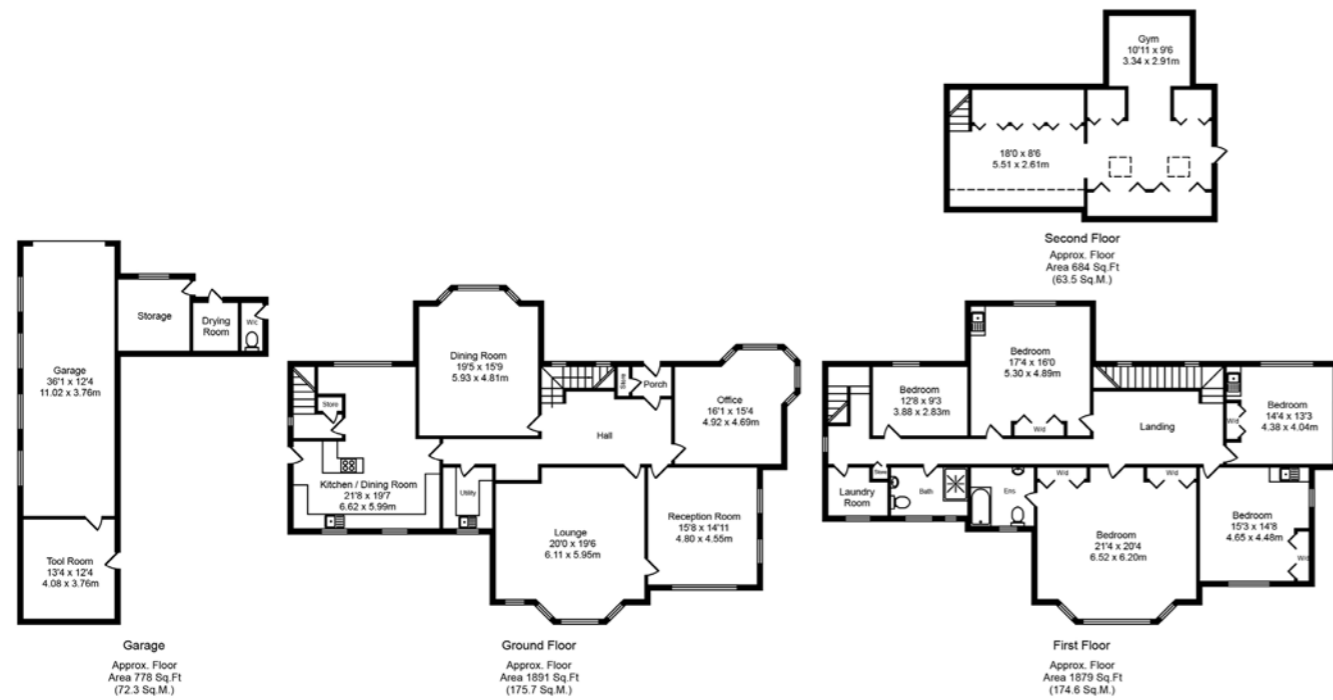




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

Total Approx. Floor Area 5232 Sq.ft. (486.1 Sq.M.)

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



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](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.

Resting on a beautiful one-and-a-half-acre plot, this magnificent period detached property occupies a prime position in what is surely this region's most highly coveted and prestigious address. With over 5000 sq ft of exceptional living space, the home stands as one of the most prominent and distinguished residences in the area, exuding timeless elegance and grandeur, it gracefully captures the essence of the era in which it was built and offers an idyllic haven for families, providing a secure and highly desirable environment to thrive and flourish for years to come.

The property has been a much-loved family home for over 50 years during which time it has been meticulously maintained under our client's attentive tenure. Both the interior and exterior living spaces of the home are architecturally and visually impressive displaying a wealth of character and boasting striking architecture. The interior exudes a warm and inviting atmosphere which extends throughout the property, and the mature formal gardens are equally as impressive allowing the potential to build a separate detached dwelling (subject to the necessary planning permissions) which would also be ideal for ancillary living space for co-dependents.

Once inside the home you will immediately be greeted by a grand reception hallway that sets the tone for the rest of this magnificent home. The spacious formal dining room is perfect for hosting lavish dinner parties and entertaining guests whilst the lounge with its rustic exposed brick fireplace provides a cosy space to relax and unwind with pretty aspects over the gardens. The sitting room offers another versatile area for family activities or a quiet retreat again with views over the gardens and floor to ceiling height windows that allow an abundance of natural light. A dedicated home office with its huge sweeping bay window allows for a productive work environment without sacrificing comfort or style. The heart of any home is undoubtedly the kitchen and here is no exception with its array of bespoke fitted cabinetry, ample workspace, granite worktops, quality integrated appliances, ample dining space and a breakfast island that is ideal for culinary creations and casual dining. Adjacent to the kitchen is a convenient utility room, ensuring that daily chores are easily managed.

Ascending to the upper levels via the gorgeous original staircase, a lovely big gallery landing area leads the way to five generously sized bedrooms (four with quality fitted bedroom furniture). Each room offers its own unique charm and plenty of natural light, creating serene spaces for rest and rejuvenation. The master bedroom boasts a luxurious 3-piece en-suite with a sunken bath and integrated tv, providing a private oasis within your own home. A separate three-piece shower room serves the remaining bedrooms, ensuring convenience and functionality for all members of the household. Additionally, the property offers a laundry room, saving you time and effort when it comes to managing your household tasks.

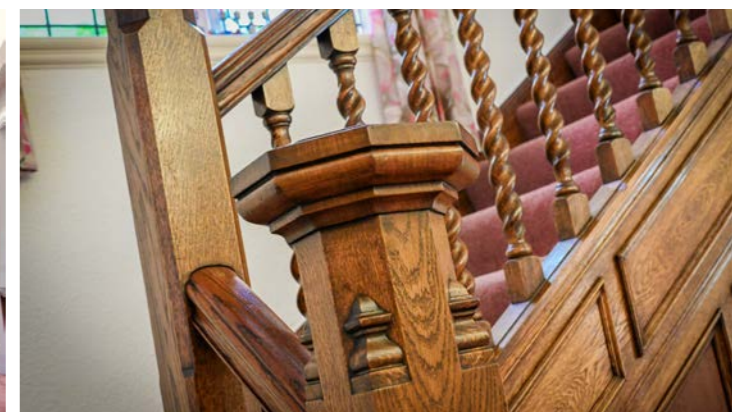
The grandeur of this property continues to unfold as you explore the second floor. Here, you will discover a fabulous loft room, offering versatility and endless possibilities for its use. Whether you envision a games room for lively gatherings, a state-of-the-art cinema room for movie nights, or a private gym to achieve your fitness goals, this space can be transformed to suit your lifestyle and preferences.

Moving outside, the property offers gated access to a sweeping gravel driveway that leads to an extensive forecourt parking area, ensuring ample space for multiple vehicles. As a further bonus, a 36ft garage provides additional storage for vehicles, equipment, or any other possessions you may have. Adjacent to the garage, you will find a brick-built storage room and to the rear a tool room or workshop ideal for housing garden tools and other essentials. There is also a log store and an outside WC which provides added convenience when enjoying the outdoor spaces. The gardens that surround the property are a true haven for nature enthusiasts with perfectly manicured lawns, fragrant flowers, lush greenery and a magnificent backdrop of age-old trees all combining to create a serene escape from the hustle and bustle of everyday life. Amidst this natural beauty, there is ample space for outdoor dining and entertaining. A raised patio area offers the perfect spot to host gatherings or to simply unwind and enjoy alfresco meals with family and friends. One of the most captivating aspects of the grounds is the privacy they provide. Completely enclosed, they offer a sanctuary away from the outside world, where you can enjoy moments of solitude and retreat. The tranquil setting, combined with the sunny Southern exposure, ensures that you can fully enjoy the outdoors, whether it's basking in the sun, engaging in outdoor activities, or simply finding solace in nature's embrace.

The plot also offers exciting potential for those with creative vision, presenting the opportunity to build a separate dwelling or ancillary accommodation within the secure and private confines of the property (subject to the necessary planning consents). There is also plenty of space to incorporate a tennis court or swimming pool.

Granville Park Conservation Area is a haven for those seeking a picturesque and tranquil living environment. This exclusive area is renowned for its stunning natural beauty, abundance of green spaces, and architectural significance, it also offers easy access to an array of amenities and conveniences with just a short walk to the railway station and easy access into Liverpool city centre. There are numerous cafes, restaurants and amenities (including Aughton Lawn Tennis Club) all on hand and the area is also host to a number of highly regarded schools at both primary and secondary levels, Scarisbrick Hall one of the most accomplished and highly acclaimed independent schools in the region is also within easy reach. Whether you're seeking a peaceful retreat or a vibrant community, this beautiful home in the heart of Granville Park West offers a truly unique and aspirational way of life.

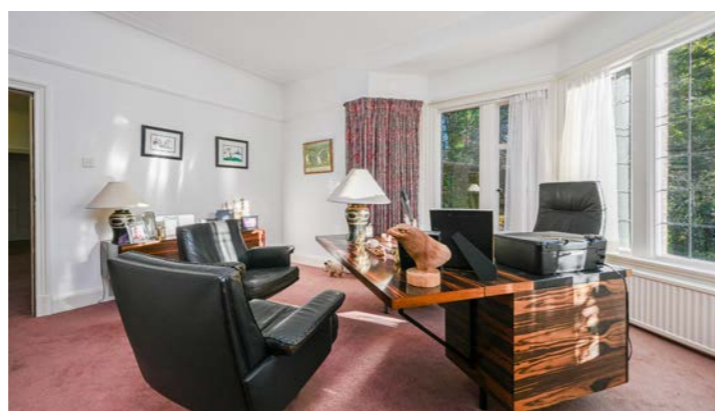
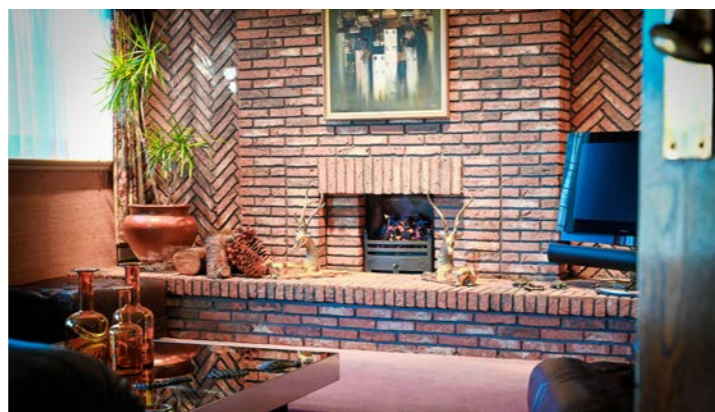




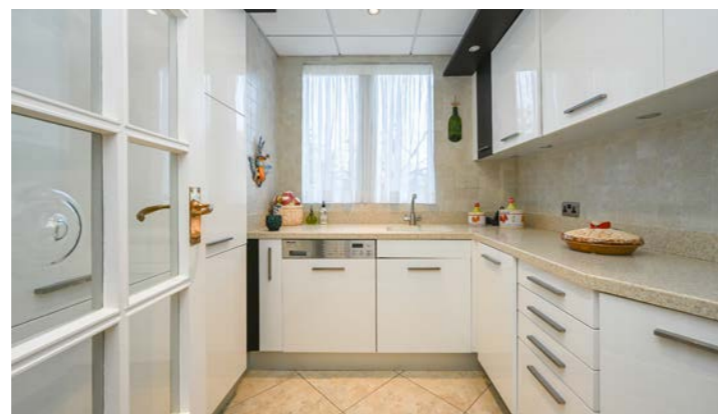
**KEY FEATURES**

- Magnificent Detached Home
- 1½ Acre Plot
- Prestigious Address
- Five Bedrooms
- Circa 5232 Square Feet
- Four Reception Rooms
- Bespoke Fitted Kitchen
- Perfectly Manicured Gardens
- Planning Potential for Separate Dwelling (Subject to Necessary Planning Consents)
- 36ft Garage
- Gated Access to a Sweeping Driveway
- Extensive Forecourt Parking













THE LUXURY PROPERTY SPECIALISTS

Granville Park West, Aughton

A&P