

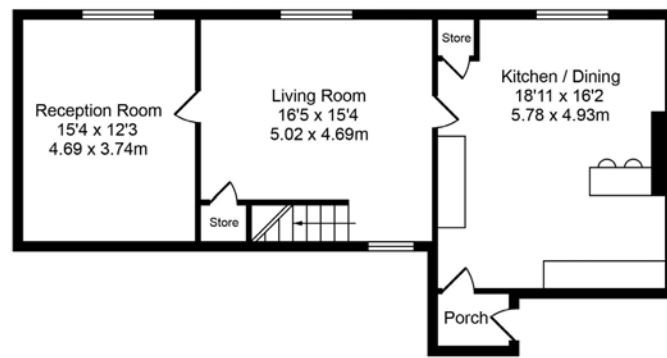


Ormskirk: 01695 570102
 Standish: 01257 422228
 arnoldandphillips.com

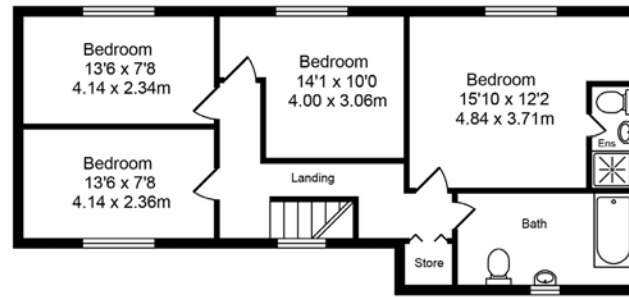
Chorley: 01257 241173
 Southport: 01704 778668

Total Approx. Floor Area 1512 Sq.ft. (140.5 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 777 Sq.Ft (72.2 Sq.M.)



First Floor
 Approx. Floor Area 735 Sq.Ft (68.3 Sq.M.)



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. 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 offer for sale this attractive, four bedroom detached home, nestled on a generous plot in an elevated position, providing panoramic views over the picturesque Hesketh Out Marsh and the serene Ribble Estuary. Internal inspection is highly recommended and will reveal a property that exudes traditional charm and an impressive floor plan spanning over 1500 square feet, making it an ideal home for families.

The ground floor boasts two spacious reception rooms, perfect for entertaining or creating separate family living spaces, allowing for flexibility and privacy. The abundance of natural light streaming through the large windows creates a warm and inviting atmosphere throughout. The highlight of this residence is the expansive dining kitchen, providing a focal point for family gatherings. There are a range of wall and base units with plenty of workspace, a breakfast bar, and ample space for a dining table, creating a sociable hub that is just perfect for entertaining.

Upstairs, the property offers four well-proportioned bedrooms with the sizeable master bedroom having a convenient three-piece en-suite. A well-appointed family bathroom completes the upper floor, with a three-piece suite comprising low level wc, pedestal wash hand basin and a bath with shower over. The property also presents an exciting opportunity for further expansion, allowing homeowners to add their personal touch and customise the space to suit their unique requirements.

The large plot provides ample space and potential for extension while still maintaining a generous garden area for outdoor leisure activities. There is also a brick built outbuilding which could be used for storage or made into an office.

Nestled on the banks of the River Douglas in the picturesque West Lancashire countryside, Hesketh Bank is a charming village that offers a perfect blend of rural tranquillity and convenient access to amenities. Surrounded by lush farmland and beautiful landscapes the location provides a serene and idyllic setting for those seeking a peaceful escape from the hustle and bustle of city life. Despite its countryside ambiance, the area is well-served by local amenities and services. The village boasts a range of shops, including a grocery store, post office, and a selection of charming independent boutiques. There are also several welcoming pubs and local restaurants, providing a variety of dining options for residents and visitors.

For outdoor enthusiasts, Hesketh Bank offers numerous opportunities to enjoy the stunning natural surroundings. The nearby Ribble Estuary, a designated Site of Special Scientific Interest, is a haven for birdwatching, with an array of migratory and resident bird species. Families will appreciate the range of educational options in the area, with well-regarded primary and secondary schools serving the village. The village's close-knit community spirit is evident in its local events and activities, including annual festivals, fairs, and community gatherings, where residents can come together and celebrate.





KEY FEATURES

- Attractive Detached Home
- Four Good Sized Bedrooms
- Circa 1512 Square Feet
- Two Reception Rooms
- Large Dining Kitchen
- Generous Plot
- Enormous Potential
- Countryside Views
- Popular Location







