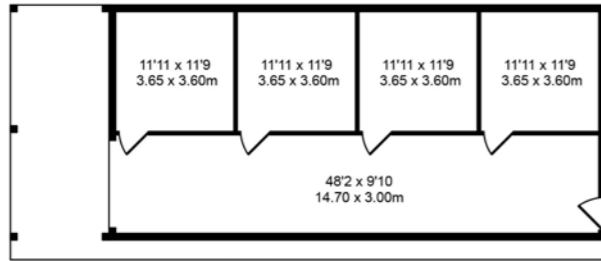




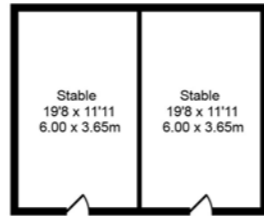
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 4338 Sq.ft. (402.9 Sq.M.)

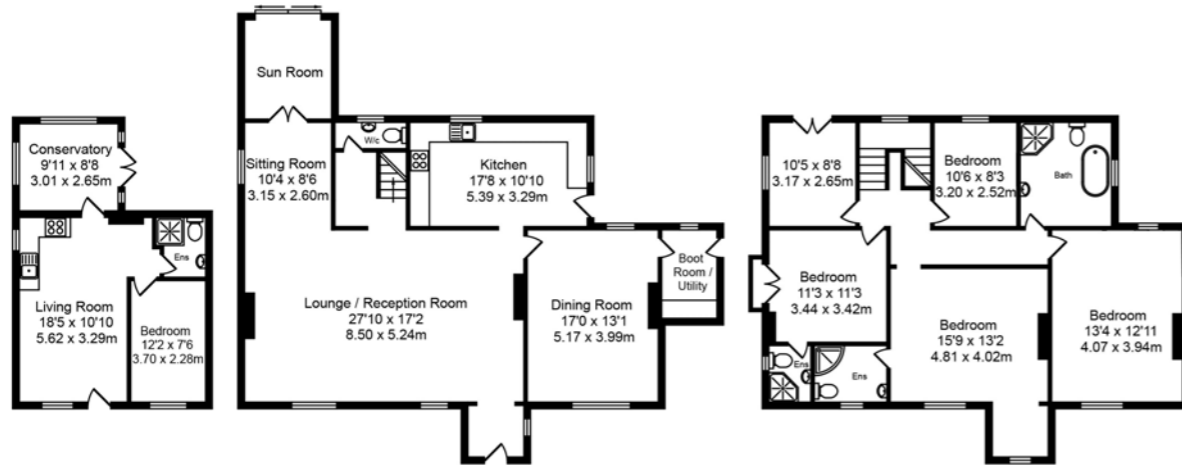
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Farm
 Approx. Floor Area 1068 Sq.Ft (99.2 Sq.M.)



Stable
 Approx. Floor Area 476 Sq.Ft (44.4 Sq.M.)



Outbuilding
 Approx. Floor Area 435 Sq.Ft (40.4 Sq.M.)

Ground Floor
 Approx. Floor Area 1249 Sq.Ft (116.0 Sq.M.)

First Floor
 Approx. Floor Area 1108 Sq.Ft (102.9 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.



From the moment you turn off the country lane and head along the private track you know you're somewhere special. Recently lovingly refurbished to a very high standard whilst respecting its heritage 'Copeland Farm' is a beautiful period detached home with first class equestrian facilities, in a magical setting of in excess of 3 acres of countryside dream.

Every detail of its refurbishment has been meticulously attended to with utmost precision and the entire home, along with a separate detached cottage, has undergone a recent and comprehensive refurbishment, setting the stage for a sophisticated and luxurious countryside living experience. The property also displays an unwavering commitment to equine excellence and it offers a harmonious environment for both horse and rider. Whether you are a professional equestrian or simply a passionate horse lover, this property provides an idyllic retreat for you and your four-legged companions with an American Barn 4 berth stable block, a beautifully maintained manège and numerous paddocks. The property is situated just over 5 miles from the famed coastline at Southport, truly an area of outstanding natural beauty and rests amongst pretty gardens, surrounded by nature with splendid pastoral views from every window, it's a breathtakingly pretty spot, in an enchanting and peaceful countryside location.

For lovers of history there's plenty of character too with period features including beamed ceilings, panelled doors, wood flooring, gorgeous fireplaces and exposed stone and brickwork. There is a stunning 'Matthew Marsden' kitchen and the recent addition of a full glass contemporary cube style sunroom, allowing an abundance of natural light to flood in and creating a tranquil and inviting atmosphere where you can keep an eye on your horses and enjoy the outdoors whatever the weather. Every inch of the properties 2792 square feet has been meticulously finished with quality fixtures and fittings complemented by tasteful decor and upon entering the main home, you will immediately notice the exceptional attention to detail in the redesigned floor plan. The layout has been carefully reimagined to create a seamless and flowing arrangement of space, providing a perfect blend of openness and functionality. You will also find the modern comforts of underfloor heating, ensuring the home is cosy and warm throughout the year. A new central heating boiler provides efficient heating, giving you peace of mind. Adding to the allure of the home, exquisite Amtico flooring has been meticulously chosen, effortlessly combining style and durability. The property exterior showcases Haze Grey flush sash windows and doors, offering a modern and elegant curb appeal. As the sun sets, the exterior feature lighting enhances the dramatic beauty of the property, highlighting its architectural features and creating a warm ambiance. The detached cottage has also received the same level of care and attention in its refurbishment, offering a separate living space for extended family.

Brief accommodation highlights include an entrance, a lovely big open plan family room with media wall, formal dining area, a sitting room with wood burner, a full glass sunroom with retractable roof, family dining kitchen, a practical utility room, a handy two piece cloaks/wc, five bedrooms, a beautiful four-piece family bathroom and two pristinely tiled en-suite shower rooms.

The detached cottage is designed with co-dependents in mind but could serve as a home office, gym, or simply a tranquil retreat from the main house. This living space includes a lounge, kitchen area, three-piece shower room, bedroom and conservatory. There is no shortage of versatility and flexibility when it comes to designing the perfect living arrangement for your unique needs.

Externally the property has gated access to a large, Tarmacadam driveway which continues to a parking area at the rear. The grounds surround the house and include well-kept lawned areas which continue right up to the manège with the stables and paddocks also having their own direct access from Drummersdale Lane making it easier for horse box access etc. The property's first class equestrian facilities include a premium American Barn-style 4 berth stable block, providing a luxurious and comfortable haven for your equine companions, as well as a 2-horse stable situated in the large paddock. Step inside the stable block and be greeted by a meticulously crafted haven for your horses. The barn design offers a blend of practicality and elegance, featuring spacious stable bays with superior ventilation and natural lighting. Each berth has been thoughtfully designed to ensure the utmost comfort for your horses, with easy access to feed and water facilities.

The property is set within a highly regarded countryside location and although rural there is easy access to the historic market town of Ormskirk, as well as Southport and Burscough being close by. If education is important to you there are excellent schools at primary, secondary and further education levels.

Whether you are a nature enthusiast seeking relaxation in the expansive gardens, a horse lover in need of premium equestrian facilities, or simply someone who appreciates the seamless fusion of traditional and contemporary design, Copelands Farm offers a sublime countryside retreat. Don't miss the opportunity to call this exquisite property your own and experience effortless countryside chic at its finest.





KEY FEATURES

- Beautiful Period Detached Home
- First-Class Equestrian Facilities
- Circa 4338 Square Feet
- Five Bedrooms
- Stunning Matthew Marsden Kitchen
- Detached Cottage with Lounge, Kitchen Area, Conservatory, Bedroom & Shower Room
- In Excess of 3 Acres
- Manège & Paddocks
- Premium American Barn-Style 4 Berth Stable Block
- Large Tarmacadam Driveway











The line is indicative of the location only boundaries are subject to confirmation with the deeds

