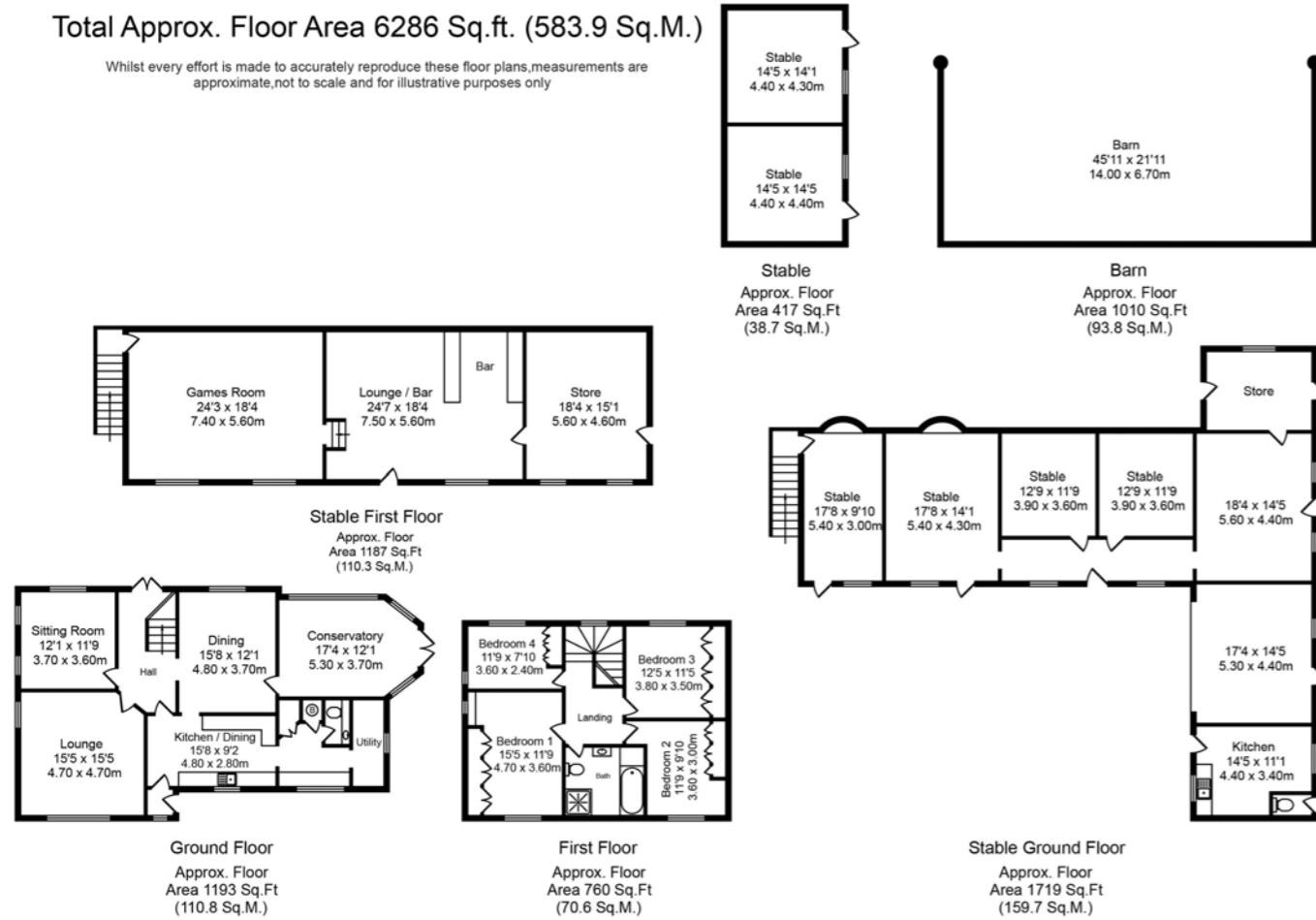




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
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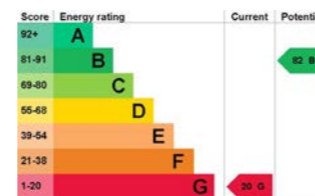
Total Approx. Floor Area 6286 Sq.ft. (583.9 Sq.M.)

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



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

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 thrilled to introduce 'Voces Farm' - a truly exceptional opportunity to acquire a stunning four-bedroom farmhouse set within just under seven acres of picturesque countryside along the rural Stopgate Lane in Simmonswood, West Lancs.

This cherished property, lovingly owned by the current owners for over forty-five years, offers abundant potential for those seeking a unique countryside retreat or residential development opportunity. Nestled privately along a leafy countryside lane, the farmhouse boasts a central position within the expansive equestrian plot. Whilst requiring cosmetic modernisation both internally and externally throughout, the farmhouse and its outbuildings exude charm and potential waiting to be realised.

The farmhouse itself features four generous reception rooms, offering versatile living spaces for family life and entertaining. A farmhouse-style fitted kitchen awaits, complete with an array of units, integrated appliances and premium granite work surfaces, with a generous adjoining utility room further provided. Upstairs, four well-proportioned double bedrooms await, each enjoying fitted wardrobes and breathtaking countryside views to all aspects. A modern family bathroom completes the internal accommodation, offering relaxation with its bath, separate shower, WC, and vanity wash hand basin.

A large detached two-storey barn, converted into six brick stables with a separate tack room on the ground floor, offers additional utilisation to the first floor, with a games room, function suite, or living accommodation provided. Further outbuildings include two additional brick stables amounting to eight in total, alongside a large detached Dutch barn, providing ample space for equestrian pursuits or potential development.

Set within established grounds, the property boasts beautifully tended formal gardens ideal for entertaining or further expansion. Three paddocks for equine use complete the idyllic countryside setting, totalling just under seven acres of tranquil living.

Close proximity to local amenities, reputable schools, and superb transport links adds to the appeal of this property, making it ideal for equestrian enthusiasts, developers, or those seeking a countryside farmhouse retreat with contemporary potential.

With the main farmhouse exceeding 2,000 square feet and the total floor area of the main residence, stables and barns extending to an enormous 6,286 square feet, Voces Farm offers a unique opportunity not to be missed. Arrange your viewing today to fully appreciate the scope and grandeur of this one-of-a-kind property set within the rolling West Lancs countryside.





KEY FEATURES

- Exciting Residential Development Opportunity
- Equestrian Property
- Circa 6,286 Square Feet
- Around Seven Acres
- Three Paddocks
- 8 Brick-Built Stables
- Four-Bedroom Detached Farmhouse
- Rural Private Countryside Location













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