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Southport Road, Scarisbrick
 Total Approx. Floor Area 3519 Sq.ft. (326.91 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: 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.



'The Old Vicarage' is an escape from the ordinary, the ultimate rural hideaway, an elegant, beautifully preserved Grade II listed property with five bedrooms and over 3500 square feet of sublime living space. This enchanting, country chic home, lovingly restored to an exquisite standard, is set in a truly magical location amongst beautiful formal gardens.

The property has recently undergone a significant series of refurbishments, meticulously overseen by its current owner, resulting in a stunning finish and an exceptional level of quality and craftsmanship. Every detail of the refurbishment has been carefully considered and executed to an extremely high standard preserving the heritage of the house and ensuring the integrity of the building will be sustained for many years to come.

Internal inspection will reveal accommodation which briefly comprises vestibule, a welcoming reception hallway, a magnificent 32' sitting room with dual aspects, an impressive feature fireplace and a huge sweeping bay window commanding views over the gardens. A second lounge to the rear of the property has been transformed into a state-of-the-art home cinema with cutting-edge professional grade audio-visual equipment, a high-definition and a ATMOS surround sound system that delivers stunning visuals and crystal-clear audio. The room is acoustically treated to ensure optimal sound to create a truly immersive and intimate home cinema experience.

Also, to the rear of the property is a beautiful Amdega conservatory which also offers aspects over the formal gardens and gives access out onto the rear patio area. A formal dining room provides a fabulous place in which to entertain whilst the 28' family dining kitchen is just perfect for family gatherings with a dining area, patio doors out to the rose garden, a large centre island, an AGA, and a host of high-quality integrated appliances. A practical utility room, a handy two-piece cloaks/wc and an office complete the ground floor living spaces.

On the first floor, there are five outstanding double bedrooms, a four-piece en-suite shower room, and a gorgeous brand-new four-piece family bathroom. All this along with the remarkable detailing of a classic country house with original staircase, sash windows, cornicing, authentic wainscoting, exquisite fireplaces and wood panelled walls complimented by exceptional décor choices to create an incredible family home.

Externally the home is surrounded by beautiful, landscaped gardens with swathes of well-kept lawns and mature borders. The property is approached via gated access and a gravel driveway which continues to the side elevation and a detached double garage. The garage has potential for conversion to ancillary accommodation (subject to planning) and would be ideal for use as a granny annexe or indeed for anyone requiring separate accommodation for business purposes. There are numerous other outbuildings for garden storage and to the rear of the property there are delightful patio areas that take full advantage of the home's privacy and sunny South facing and West facing aspects. The walled garden is a real escape and together with the formal gardens includes an array of topiary and fictive landscaping with box hedging, verdant sculptures and neatly kept planted beds. Also to the rear is lovely stone flagged patio which leads out onto the lawned gardens all bordered by mature plants, trees and shrubs.

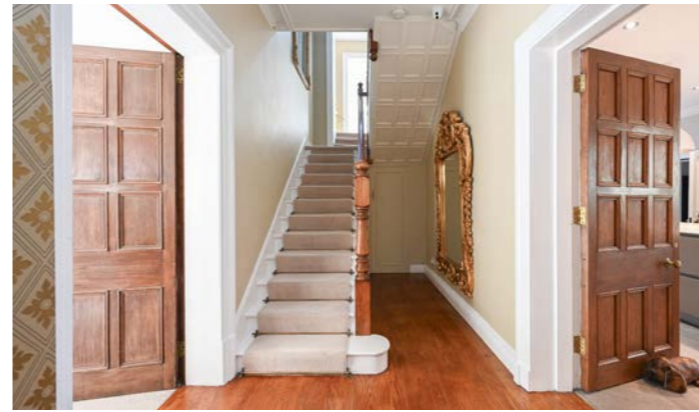
Included in the sale is a cosy Yurt with wood burning stove, a delightful addition to the outdoor space and a fabulous escape for meditation and relaxation or as a unique entertaining space for friends and family. Further enhancing the entertaining space is an eco Hydropool hot tub, a luxurious and environmentally-friendly addition designed with sustainability in mind, this hot tub utilises advanced technology to minimise energy consumption while still providing a relaxing and rejuvenating experience.

Beyond the main garden areas is a secret Japanese garden a tranquil oasis that encapsulates the elegance and serenity of traditional Japanese garden design. The garden features a variety of key elements such as a soothing water feature that creates a gentle stream that flows through the garden and planting that has been carefully chosen to create a sense of balance, with vibrant seasonal blooms adding splashes of colour throughout the year and imbuing the space with a sense of serenity and calm.

The sought-after location, close by to Scarisbrick Marina, is ideal for the commuter with easy access to the wider region by rail or road. Liverpool is an easy commute whilst Southport and Ormskirk town centres are equidistant. For the children, Scarisbrick Hall school is nearby, rated 100% excellent by the ISI, whilst St Cuthberts primary school in Halsall is rated as outstanding by OFSTED. Scarisbrick is famed for its strong agricultural traditions and picturesque countryside, which has cemented its standing as one of the most admired and desirable areas in the district.

This is a home to gather friends and family for relaxed gatherings and entertaining in the beautiful reception rooms or on the terraces and gardens, or find your own space to escape the world and relax by yourself with a good book in the walled gardens or by one of the cosy fireplaces. This breath-taking property is truly unique with all its charm, natural materials, character and a location in the heart of rural West Lancashire that property dreams are made of.





KEY FEATURES

- Elegant Grade II Listed Property
- Five Outstanding Bedrooms
- Circa 3519 Square Feet
- Fabulous Family Dining Kitchen
- State-Of-The-Art Home Cinema
- Beautiful Landscaped Gardens
- Cosy Yurt with Wood Burning Stove
- Eco Hydropool Hot Tub
- Gated Access & Ample Driveway Parking
- Detached Double Garage
- Sought-After Location



