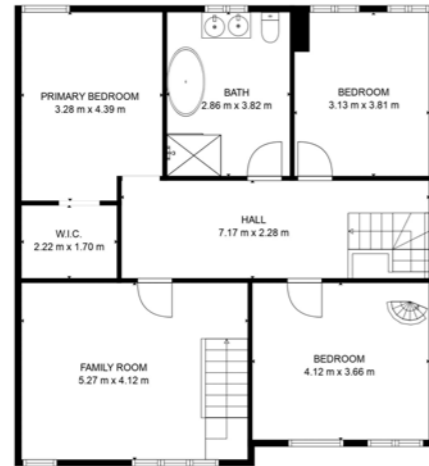




Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

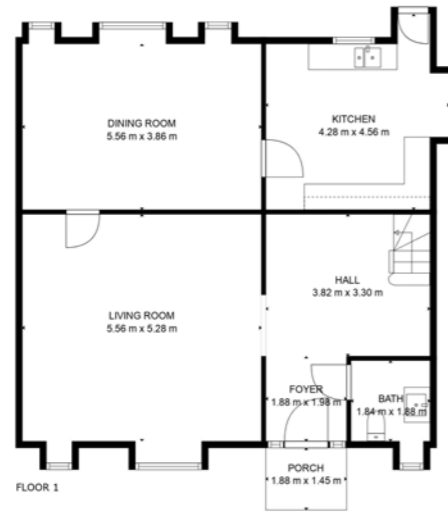
ARNOLD & PHILLIPS  
 ESTATE AGENTS



FLOOR 2



FLOOR 3



FLOOR 1

**TOTAL: 158 m2**  
 FLOOR 1: 38 m2, FLOOR 2: 97 m2, FLOOR 3: 23 m2  
 EXCLUDED AREAS: PORCH: 3 m2, KITCHEN: 17 m2, DINING ROOM: 21 m2,  
 HALL: 13 m2, EMBEDDED WINDOW: 2 m2, OPEN TO BELOW: 23 m2  
 MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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

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.

THE LUXURY PROPERTY SPECIALISTS

Pimbo Lane, Upholland  
 Asking Price £575,000



Arnold & Phillips are thrilled to introducing a meticulously renovated and exquisitely presented four-bedroom mid-barn conversion, nestled along the scenic Pimbo Lane in Upholland, West Lancs.

Crafted with a stunning stone design and perched atop a lush hillside vantage point, 'Higher Pimbo Farm' offers uninterrupted views of the surrounding countryside, enhancing its contemporary countryside charm and character.

Conveniently located near local amenities, retailers, excellent transport links and reputable schools, this residence caters to luxury downsizers, working professionals and families seeking modern comfort in a picturesque setting.

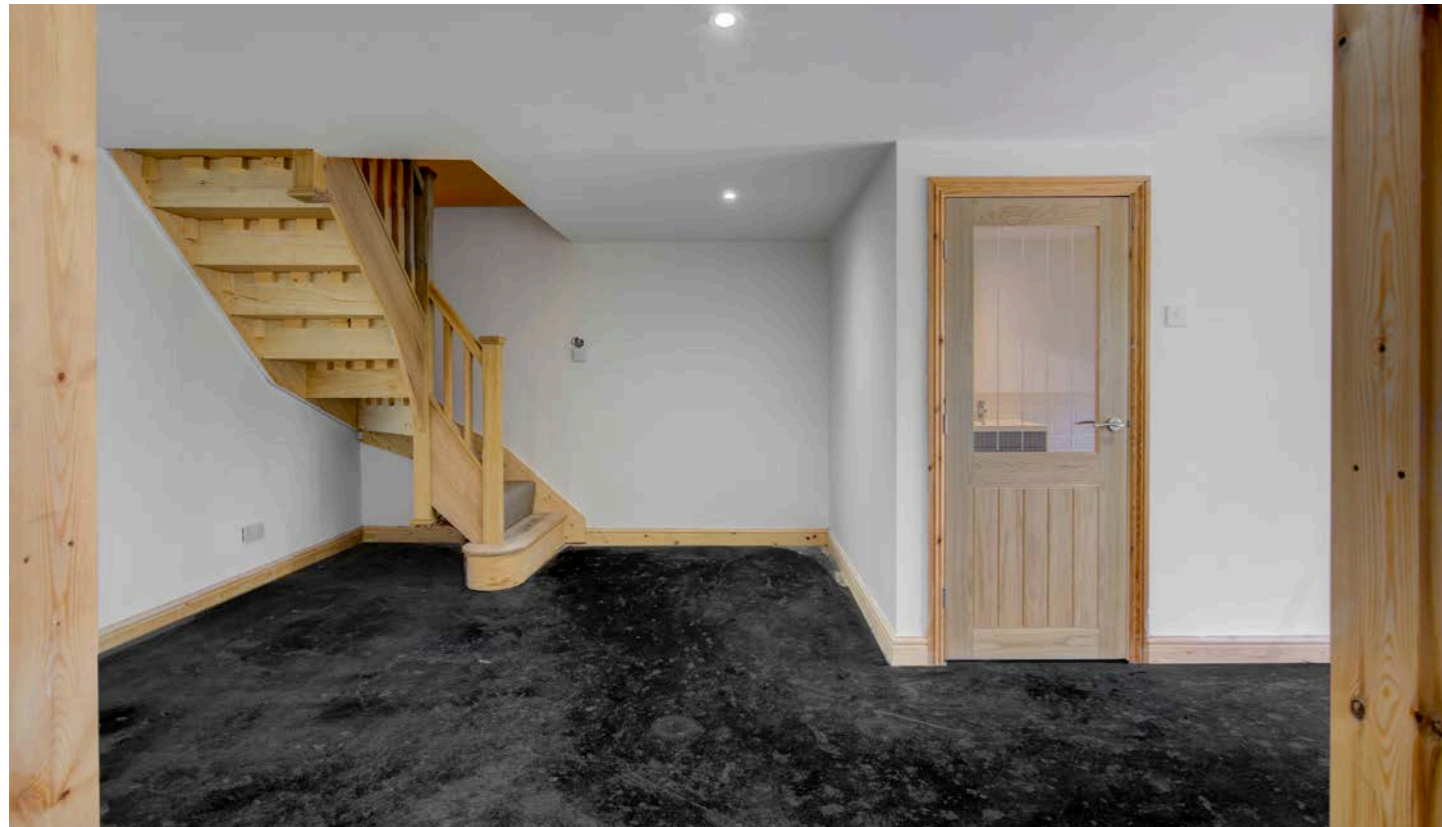
Approached via a secure electric gate, the property provides off-road parking for multiple vehicles and is situated among two other luxury homes. Inside, generous living proportions await, starting with a large main entrance hallway leading to a spacious front living room, the central hub of this modern abode. Adjacent, the dining room bathes in natural light from triple aspect windows, creating an inviting atmosphere.

The family kitchen boasts a modern cream shaker design with contrasting work surfaces, completing the ground floor accommodations alongside a spacious WC. The wall between the kitchen and dining room could easily be removed to create a large open-plan area if required, subject to the relevant planning consents being obtained.

Upstairs, rustic timber beams, original thick stone walls, and charming recessed windows adorn the first floor, adding character to four well-proportioned family bedrooms, with one of the bedrooms further benefiting from a walk-in wardrobe. A large fully tiled main family bathroom indulges with a free-standing bath, WC, vanity wash hand basin and separate shower.

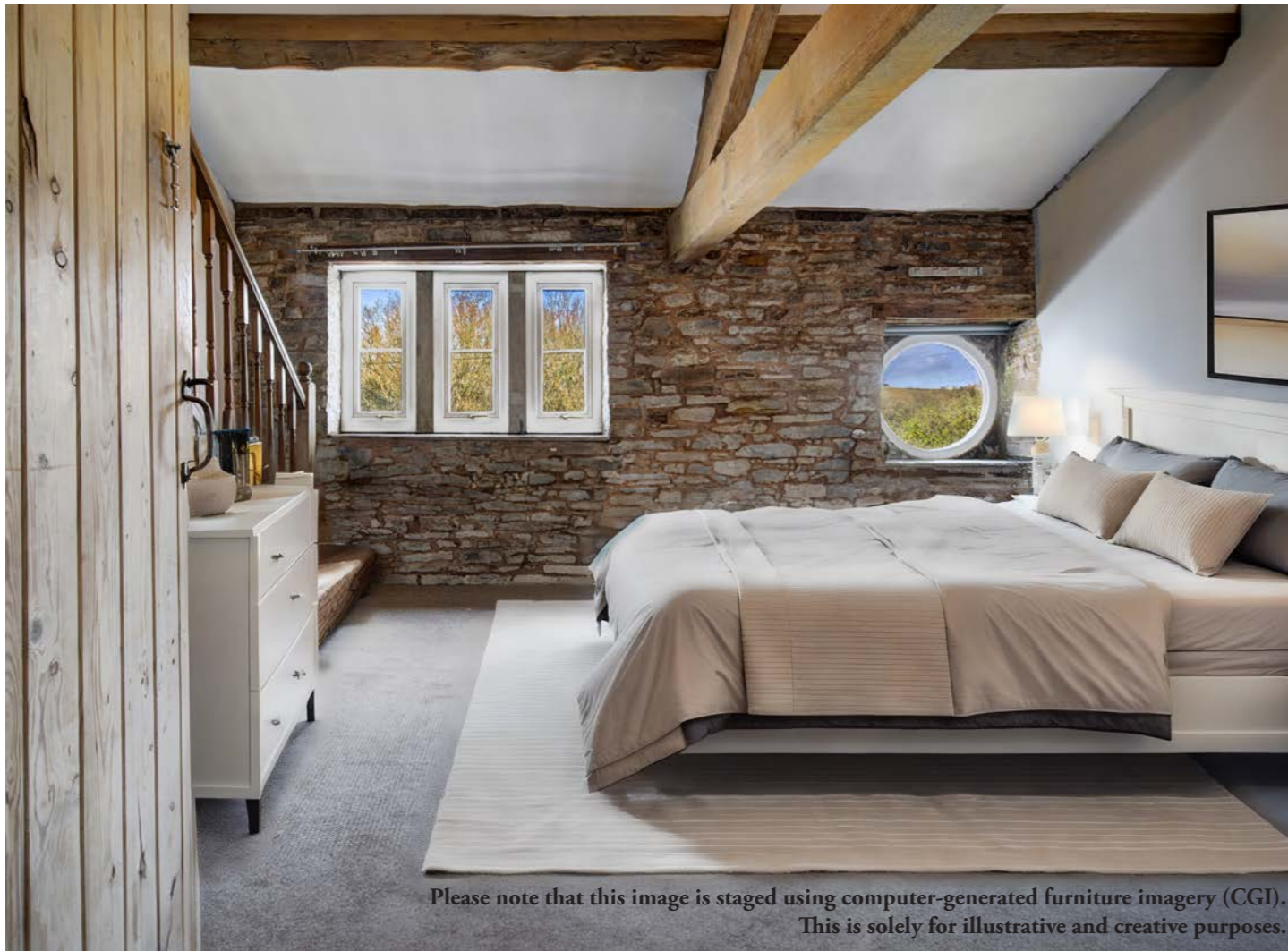
Outside, a private rear garden offers seclusion and tranquillity, featuring a spacious patio terrace ideal for entertaining amidst picturesque surroundings. An established lawn is bordered by a range of trees, plants and shrubs.

With its generous size, magnificent countryside plot and breath taking outlook, this fully renovated property leaves a lasting impression. Experience contemporary luxury living at its finest at 'Higher Pimbo Farm'. Internal inspection is highly recommended to fully appreciate its allure.









Please note that this image is staged using computer-generated furniture imagery (CGI). This is solely for illustrative and creative purposes.



Please note that this image is staged using computer-generated furniture imagery (CGI). This is solely for illustrative and creative purposes.



Please note that this image is staged using computer-generated furniture imagery (CGI).  
This is solely for illustrative and creative purposes.

