

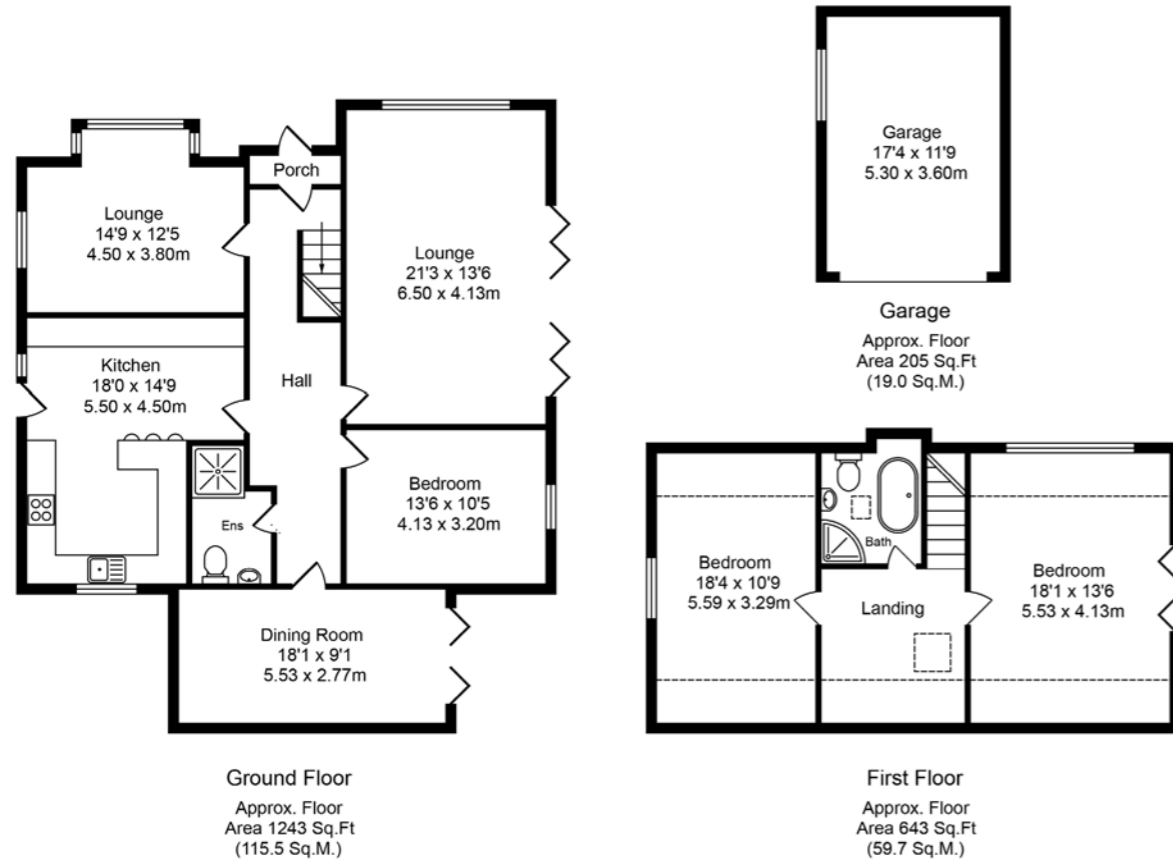


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 2091 Sq.ft. (194.2 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: D

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.



This delightful three/ four bedroom detached residence rests settled amidst private grounds at one of the area's most sought after addresses and offers beautiful living areas filled with an abundance of natural light. The home is impressive both inside and out and sits centrally on a large private plot that takes full advantage of open views over the surrounding greenbelt farmland.

The property has recently been the subject of a comprehensive programme of refurbishment and has a simply stunning interior which cannot fail to impress even the most fastidious of purchasers, with only the highest quality fixtures and fittings utilised throughout. Our client has also reconfigured the layout of the home to create a flowing arrangement of living spaces which are just perfect for everyday living and entertaining.

The practical floor plan covers 2091 square feet and is very well presented, affording tasteful decor and a warm and welcoming ambiance which pervades throughout the home. Internal inspection will reveal highlights which briefly comprises entrance porch and a reception hallway which leads through to most the home's downstairs living areas including a lovely 21ft main lounge with dual aspects and bi-fold doors which take in the countryside views. Just across the hall is a cosy sitting room which also has dual aspects and could be utilised as a fourth bedroom if so required. The adjacent dining kitchen has recently been fitted comprehensive array of quality wall and base units with ample work space, a breakfast bar, integrated appliances and complementary tiling to the walls. The ground floor living areas are completed with stylish three-piece shower room, a good sized double bedroom and a large dining room with French doors out onto the patio.

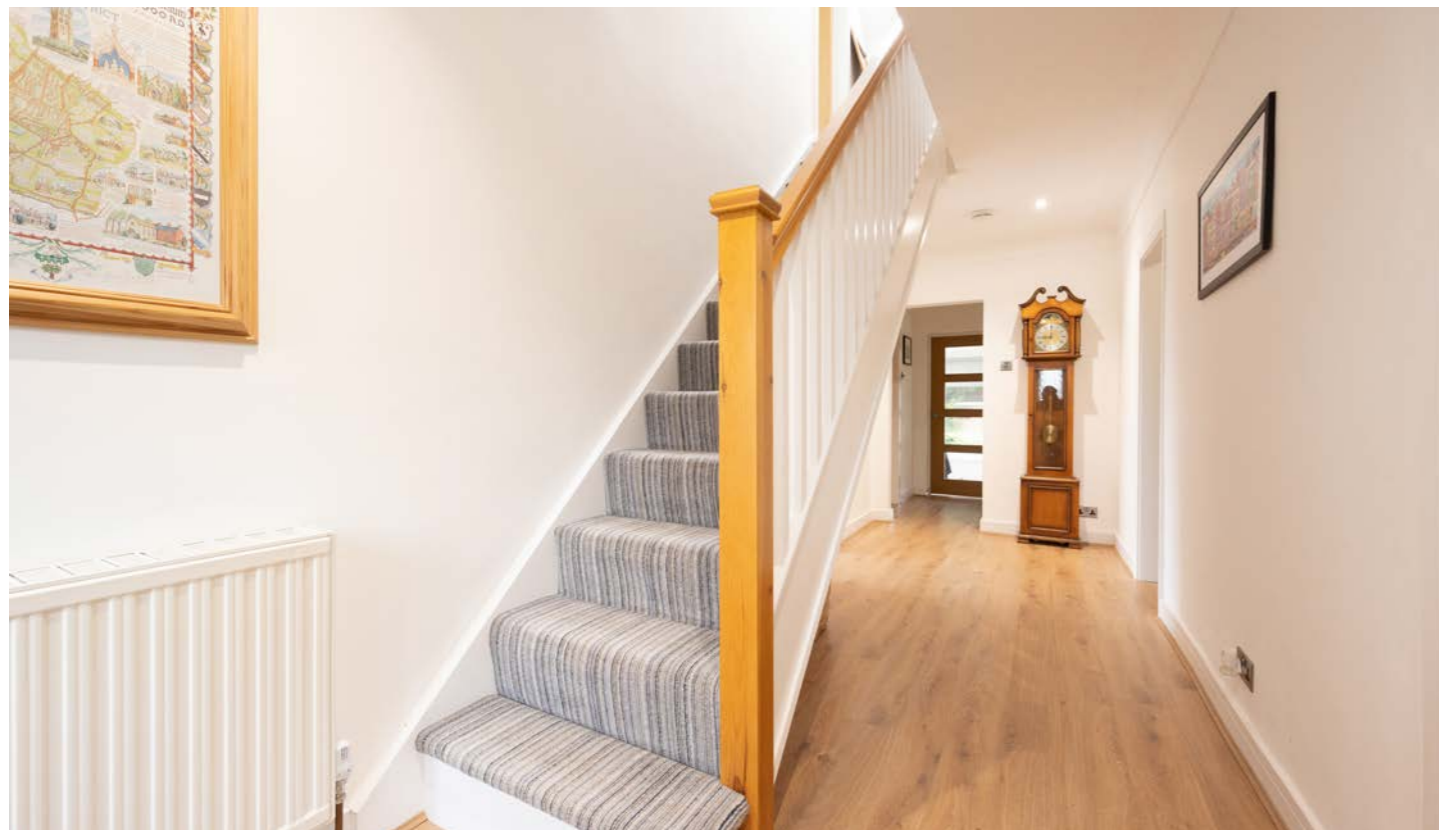
On the first floor, the large landing area gives way to two further bedrooms and a contemporary family bathroom, both bedrooms are well proportioned and the bathroom offers a four piece suite in classic white comprising low level wc, vanity wash hand basin, a corner shower and a stand-alone claw foot bath.

Externally, well-kept mature gardens surround the home with neat lawns, plants and trees, there is also a large, private patio area - ideal for outdoor dining and entertaining! The gated driveway leads to extensive parking and a detached garage with power and lighting. The property also provides the potential to extend, subject to the necessary planning permissions.

The property is situated along desirable 'Mill Lane' set back and tucked away from the road. The lovely market town of Ormskirk is only a short distance away with its array of excellent amenities, fine dining and trendy wine bars. There are highly regarded local schools and beautiful country walks all right on the doorstep. Other benefits include gas central heating and double glazing.



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





**KEY FEATURES**

- Delightful Detached Home
- Three/Four Bedrooms
- Circa 2091 Square Feet
- Quality Fitted Dining Kitchen
- 21ft Lounge with Dual Aspects
- Large Private Plot
- Well-Kept Mature Gardens
- Open Views Over Greenbelt Farmland
- Extensive Driveway Parking
- Detached Garage



