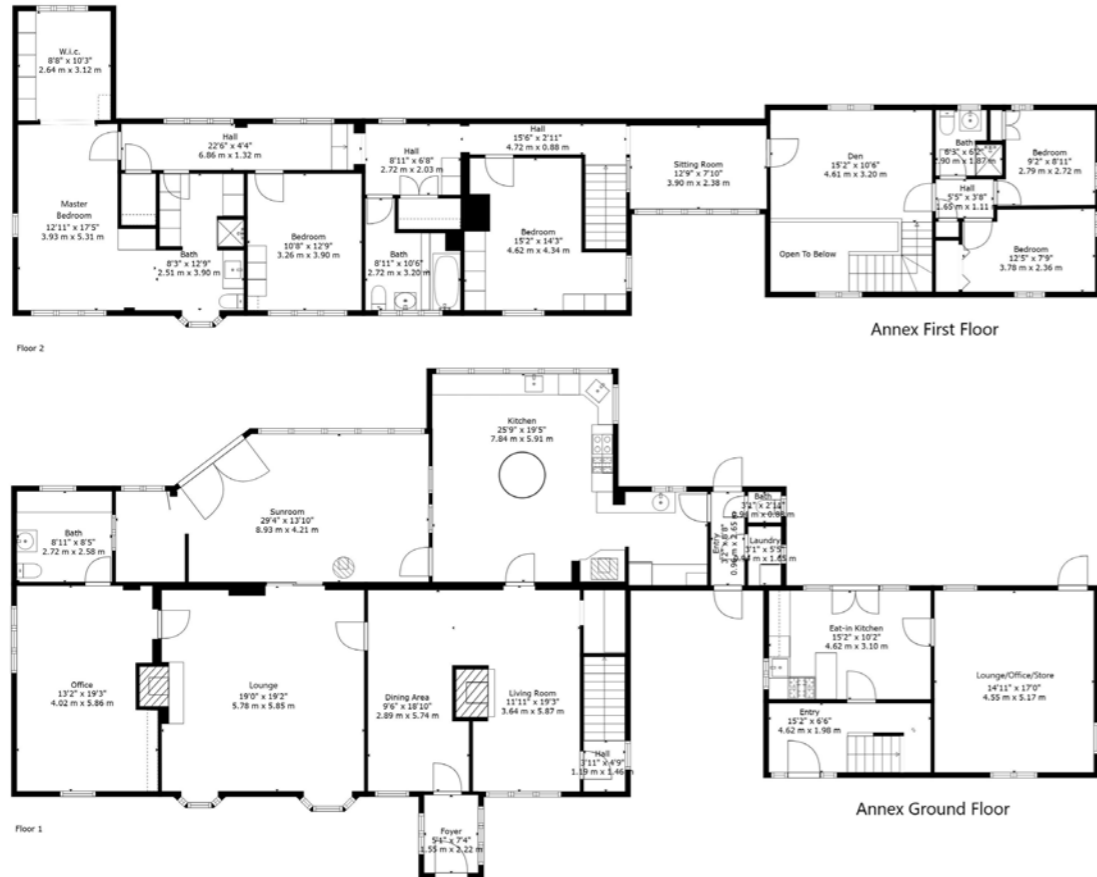




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com



**TOTAL: 4220 sq. ft, 392 m2**  
 FLOOR 1: 2572 sq. ft, 239 m2, FLOOR 2: 1648 sq. ft, 153 m2  
 EXCLUDED AREAS: BAY WINDOW: 14 sq. ft, 1 m2, OPEN TO BELOW: 61 sq. ft, 6 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: G

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.





Arnold & Phillips are thrilled to be able to offer 'Brooklands Cottage', a rare five/six bedroom detached farmhouse, nestled within the serene countryside along Narrow Moss Lane in Ormskirk, West Lancs.

Nestled along the rural West Lancs countryside, this extensive property is extremely well connected, enjoying close proximity to a host of local amenities and excellent transport links, along with access to several reputable schools nearby.

Approached via a sweeping driveway, you are greeted by this extensive five/six bedroom detached residence, cocooned within approximately two acres of lush greenery.

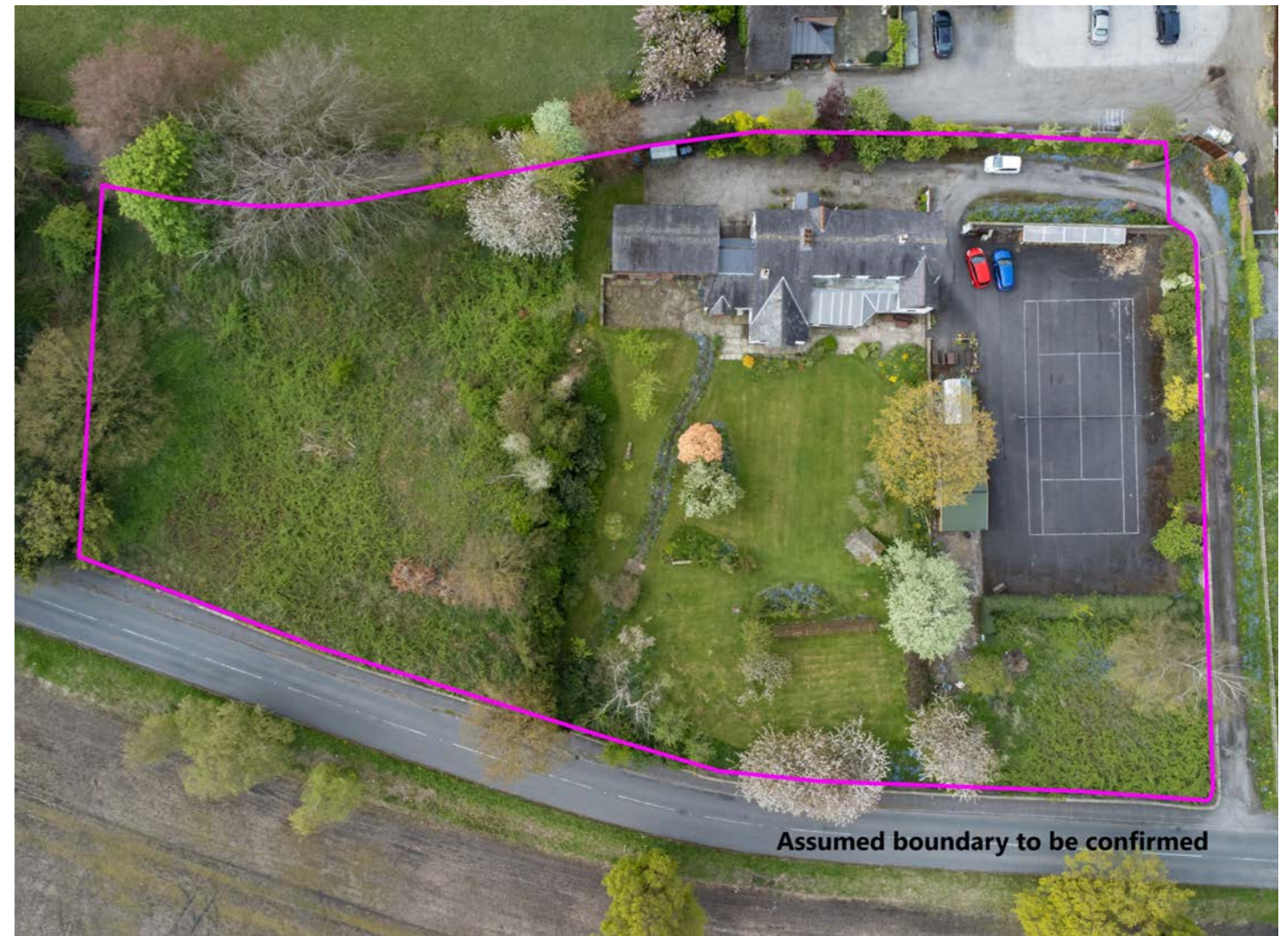
This exceptional property offers a harmonious blend of contemporary convenience and timeless charm, having remained unoffered to the open market for over fifty years. Perfectly suited for both working professionals and families, it provides an abundance of development potential.

Step inside to discover a sprawling ground floor adorned with a plethora of generously sized reception rooms, each bathed in natural light. The heart of the home, a large farmhouse-style kitchen, features bespoke fitted units, a vaulted ceiling with exposed oak beams, a central island, log-burner stove and premium contrasting work surfaces, accompanied by an ample utility, shower and laundry room. The integrated annexe potential of this property is evident, with an additional two-storey living space comprising of kitchen/dining area, lounge, two bedrooms, mezzanine to the first floor as well as separate entrances to the front and rear - offering versatility to suit various lifestyles and family needs.

Ascending to the first floor, you'll find five substantially sized bedrooms, each with integrated storage facilities and en-suite bathrooms, large dressing areas, along with additional family bathrooms and multiple living spaces ripe for customisation and development. The outlook to every window is breathtaking and adds to the allure of this special property.

Outside, the property boasts around two acres of picturesque countryside, complete with rolling lawns, established trees, and a versatile hardstanding currently utilised as a full-sized tennis court. The beautiful painted facade enhances the allure of this stunning property, offering luxurious countryside living at its finest. A large, flagged patio terrace extends around the exterior of the property and is bordered by a plethora of established trees, plants and shrubs, creating a private and serene outside space in which to entertain. The property further benefits from multiple garden outbuildings including chalet-style shed, greenhouse and summerhouse as well as an additional turfed paddock, providing an abundance of further possibilities.

With approximately 4,220 square feet of prime living accommodation and boundless potential for future development, 'Brooklands Cottage' presents a rare unparalleled opportunity to acquire a truly outstanding house of character. Schedule your viewing today and experience the epitome of countryside living in Ormskirk.



Assumed boundary to be confirmed







**KEY FEATURES**

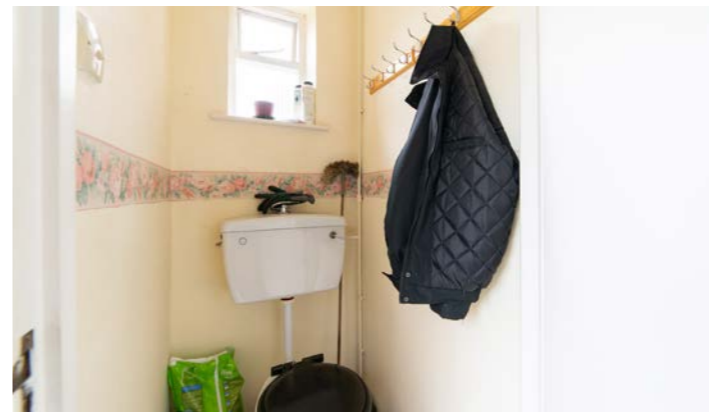
- Detached Farmhouse
- Five/Six Bedrooms
- Circa 4220 Square Feet
- Large Farmhouse-Style Kitchen
- Approx. 2 Acres of Picturesque Gardens/Paddock
- Versatile Hardstanding Currently Utilised as a Tennis Court
- Extensive Sweeping Driveway
- Serene Countryside Location























THE LUXURY PROPERTY SPECIALISTS

Narrow Moss Lane, Ormskirk

A&P