

Arnold & Phillips proudly present an extraordinary opportunity to own 'The Old Vicarage' - an exquisite five-bedroom detached home set tucked away amongst beautiful mature gardens off Church Road in Bickerstaffe. This remarkable property combines prestige and potential, offering a truly aspirational lifestyle in a secluded setting.

Set within approximately two acres of gardens this magnificent residence provides a haven of tranquillity and privacy. As you approach along the tree-lined private driveway, you will be captivated by the grandeur of this historic property, which has a long association with the esteemed Lord Derby Estate and has never before been offered for sale.

While the property does require updating, the possibilities within both the house and its stunning private grounds are limitless. The ground floor boasts a series of elegant reception rooms, each bathed in natural light and adorned with a period features. The potential to harmonise the original charm with modern additions is evident throughout.

At the heart of this residence, an expansive kitchen awaits, featuring a wealth of fitted units, integrated appliances, and enough space to dine. The picturesque bay windows and soaring high ceilings create a captivating ambiance. Additionally, the extensive basement presents a vast space ready for future development.

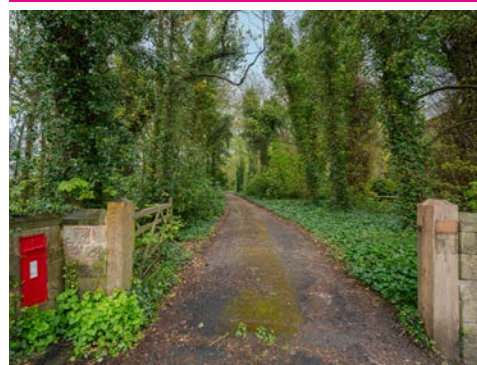
Upstairs, five generously-sized double bedrooms offer breath-taking views of the surrounding countryside. And three family bathrooms complete the accommodation.

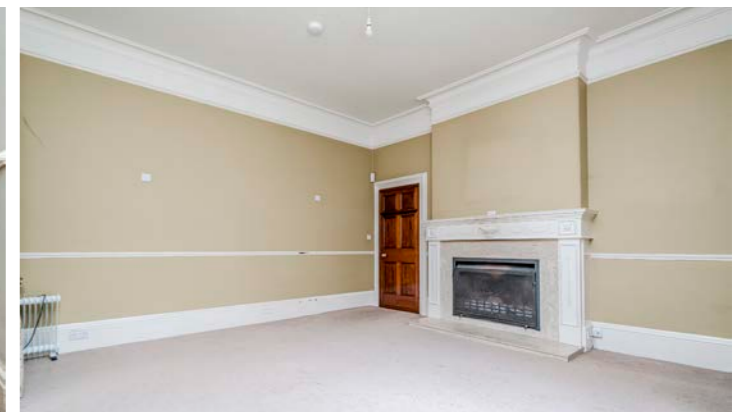
The property occupies a central position within the plot enveloped by sprawling formal lawns, mature woodland, a large garden pond and those beautiful views over the surrounding greenbelt farmland. In addition there are outbuildings that offer even further potential for living space or ancillary accommodation.

Bickerstaffe, is a charming rural location nestled in the scenic West Lancashire countryside. The area offers a peaceful and picturesque setting, perfect for those seeking a tranquil lifestyle. Nature enthusiasts will delight in the abundance of green spaces and scenic walks that surround area. The rolling countryside provides the perfect backdrop for leisurely strolls allowing residents to immerse themselves in the beauty of their surroundings. Despite its serene ambiance, the location is superbly connected. Excellent transport links make it easy to explore the wider area, with nearby towns and cities just a short journey away. Whether for work or leisure, residents can easily access the amenities and attractions of the regions major cities with the motorway and railway networks providing easy access to Manchester and Liverpool.

With over 4,187 square feet of living space and ample potential for further development, this exceptional countryside estate is truly one-of-a-kind. The abundant possibilities within the home are evident and a thorough internal inspection is strongly recommended to fully appreciate the lifestyle this unique home offers. Don't miss out on this rare find that offers a blend of history, and elegance and the potential to create your dream home.

NB our client has advised the septic tank is non-compliant.





KEY FEATURES

Exquisite Detached Home

Approx. 2 Acres of Gardens

Five Bedrooms

Circa 4187 Square Feet

Elegant Reception Rooms

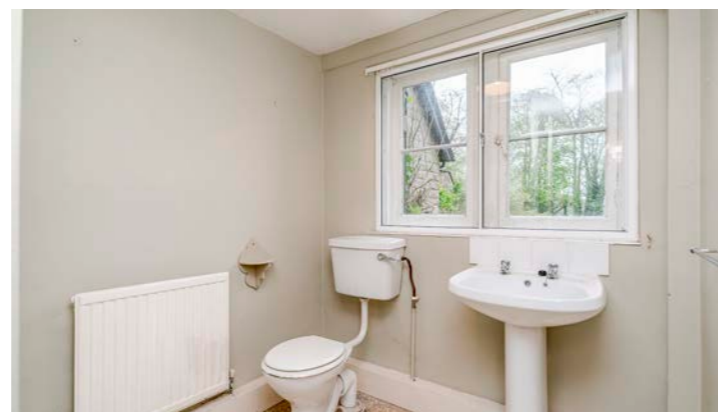
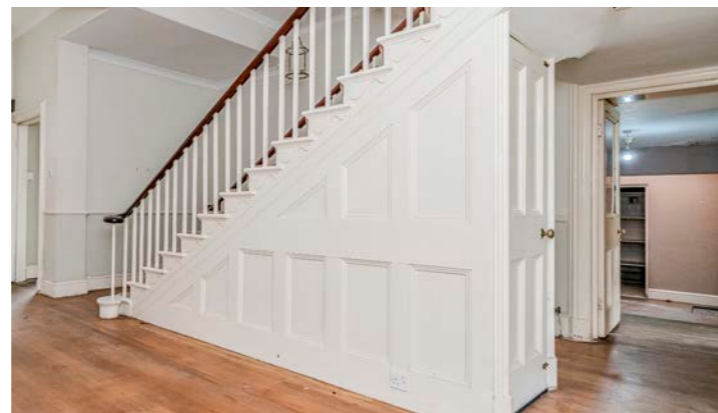
Extensive Kitchen

Sprawling Formal Lawns, Mature
Woodland & Garden Pond

Tree-Lined Driveway

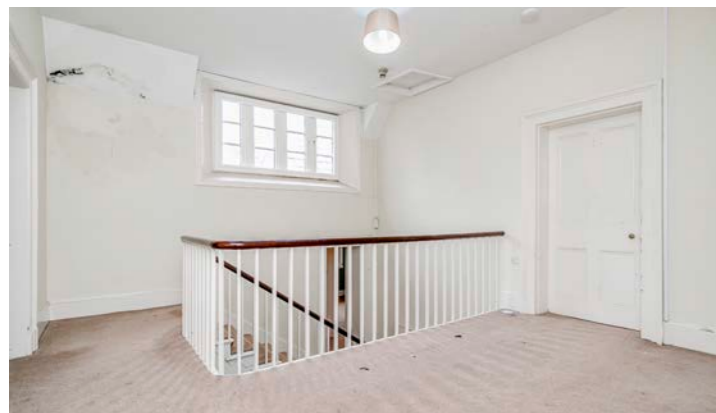
Charming Rural Location













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