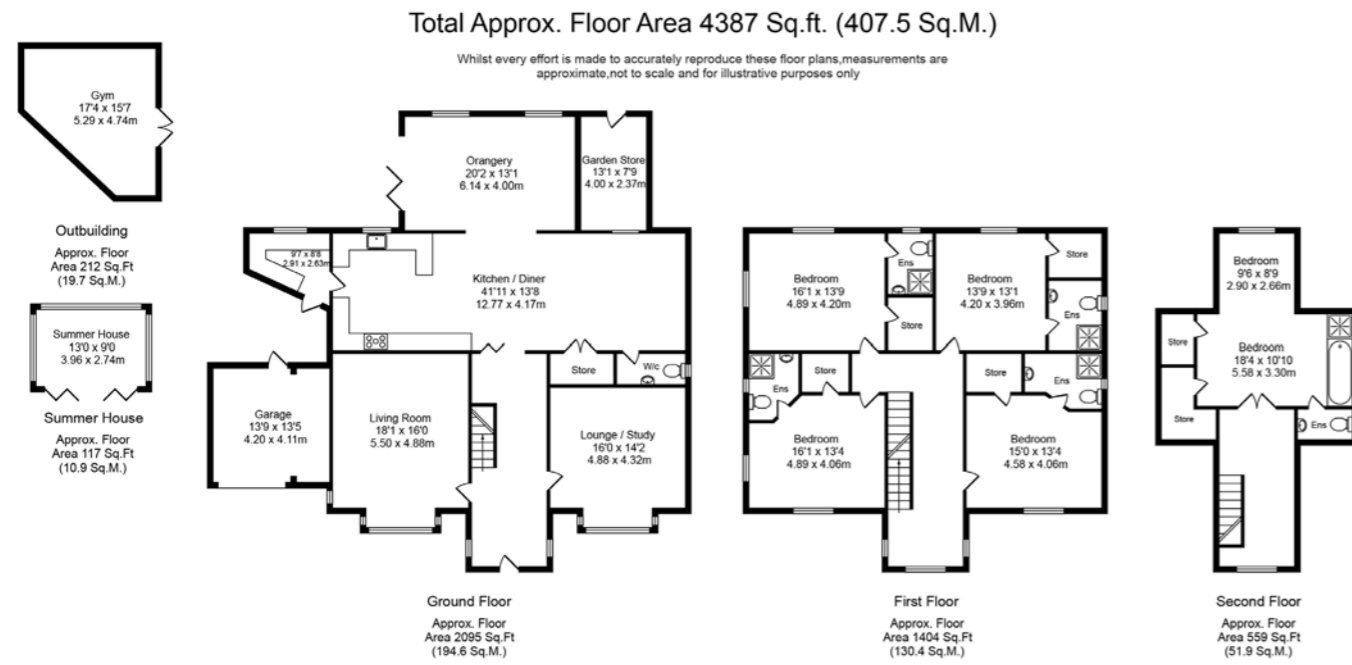




Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173



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. 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.



A rare and unique opportunity to purchase a magnificent, detached home set on a large private plot with beautiful open views. This bespoke designed, five-bedroom residence constructed by the current owners in 2020 provides over 4000 square feet of pure, unadulterated property indulgence and enjoys a prime position along highly desirable Altys Lane - it's a blissful space, and the entire house made for easy living with modern amenities and a finish of the highest standard.

The design has been borne from a desire to successfully mix the practical with the luxurious and no expense has been spared in either the construction or its cosmetic finish. The aesthetically pleasing facade design merges perfectly with the contemporary muted interiors and its statement boutique style spa bathrooms and a stupendous kitchen will tantalise your property taste buds for sure.

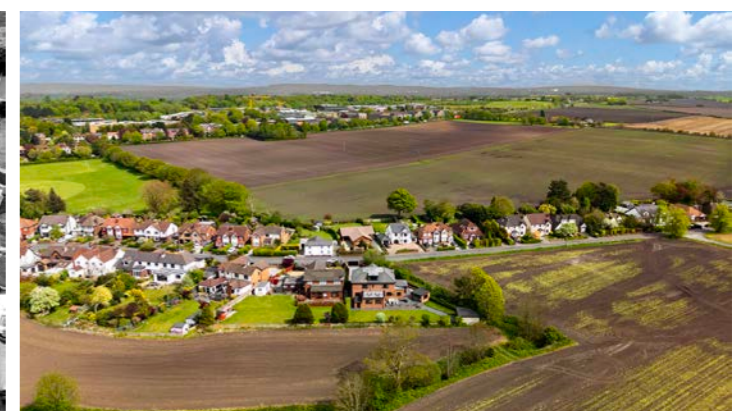
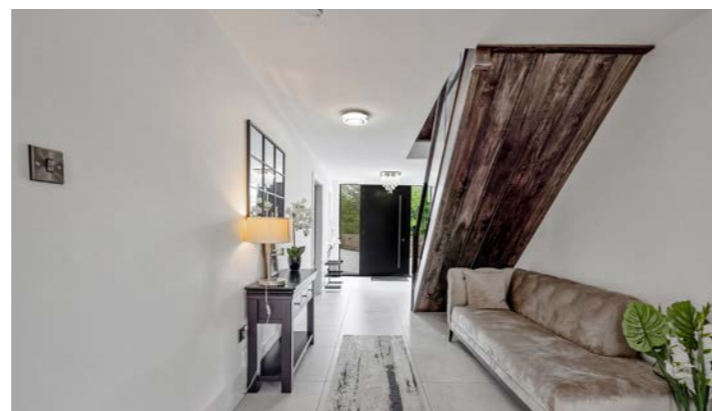
Internal inspection will reveal accommodation over three inviting levels, with an impressive reception hallway with porcelain flooring and a bespoke contemporary staircase, a fabulous light filled lounge with feature sandstone fireplace housing a cosy multi fuel stove, a living room which could also be utilised as a home office and which is fitted with a stylish array of office cabinetry. To the rear of the property is a simply breath-taking open plan family dining kitchen and living area - a wonderful family space which is also open to an orangery which itself has bi-fold doors that open out into the gardens. A practical utility room and a handy downstairs cloaks/wc complete the ground floor living areas.

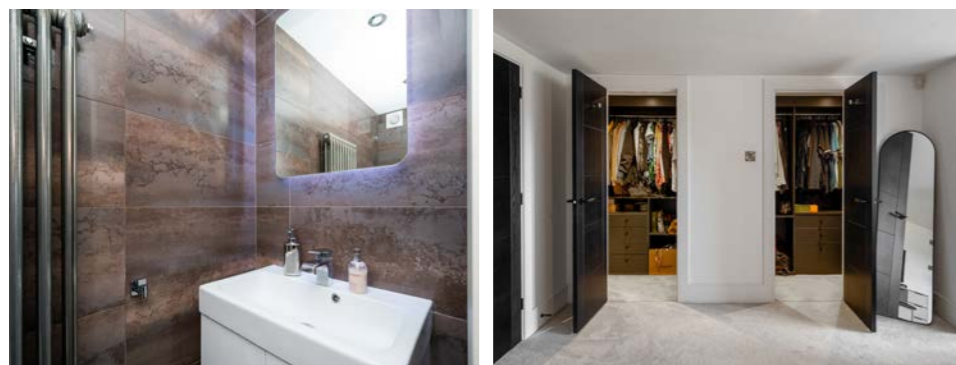
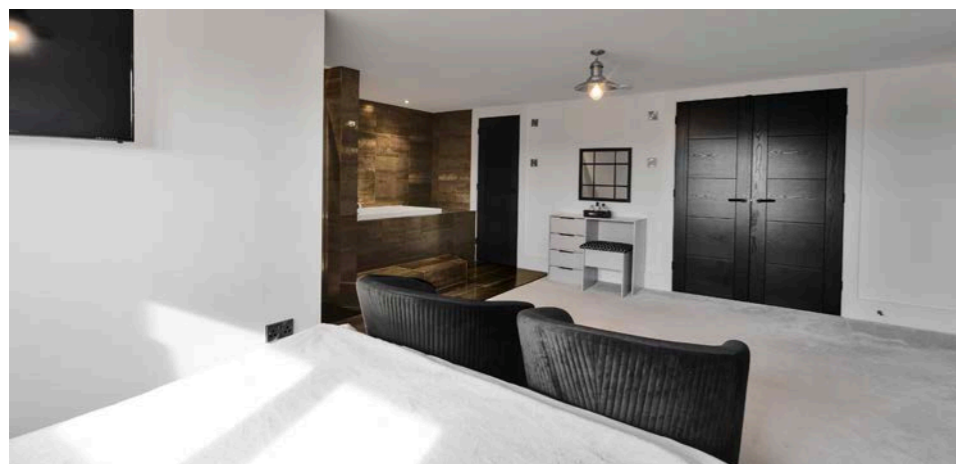
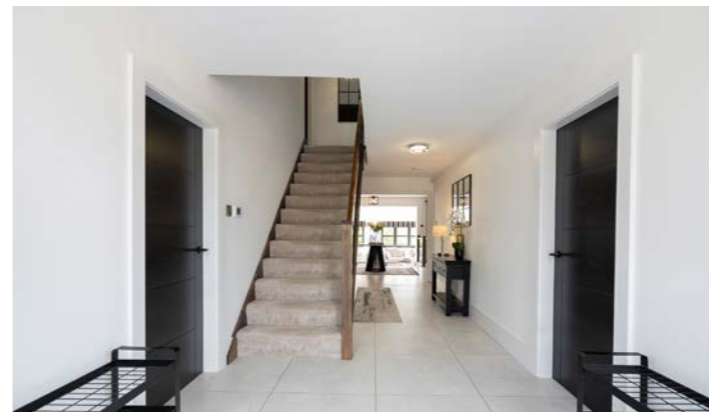
On the first floor there are four beautiful double bedrooms which all have built in wardrobes and their own stylish three-piece en-suite shower rooms. On the second floor a further landing area gives access via double doors to a stunning master suite which offers his and hers walk in wardrobes, an open plan dressing area with bathroom and shower along with a separate wc.

The outside of the property is as impressive as the interior with gated, intercom access to an extensive forecourt parking area and a garage to the side elevation. The large rear garden is extremely private, affords sunny Southerly aspects, is just perfect for outdoor entertaining and takes full advantage of the delightful open views over the surrounding countryside. The garden also offers well-kept lawned areas, numerous patios and a detached brick built summer house with bi-fold doors and a bar area, there is also a further detached outbuilding which is currently utilised as a gym. To the side elevation there is a very useful garden storeroom which is also large enough to utilise as a workshop.

With so many salient selling points it is almost impossible to pick one particular highlight, however the designer open plan kitchen is truly special, it's a room made for entertaining with open, split-level access to the orangery it's a perfect space to gather friends and family with. The contemporary fittings make for easy modern living and ensure cooking seems like a treat rather than a chore, especially with having those views of the gardens. A comprehensive range of bespoke, shaker style units in matt black house an array of integrated appliances creating a perfectly ergonomic and effortless space. The quartz worktops compliment the modern units beautifully whilst integrated appliances include a full height fridge and a freezer, a dishwasher, wine cooler fridge and a five-ring burner Range oven with extraction over. Other benefits of this magnificent home include gas central heating, double glazing, under floor heating, built-in Sonos sound system, CCTV and hard wired internet to the outdoor kitchen and gym.

Whilst the property borders farmland it resides within walking distance of Ormskirk Town Centre and its many popular amenities and independent retailers. The property is also particularly well-placed for transport and commuter links and falls comfortably within the catchment area for highly regarded primary and secondary schools, making this the ideal modern family home.





KEY FEATURES

- Magnificent Detached Home
- Five Beautiful Bedrooms
- Over 4000 Square Feet
- Open Plan Designer Kitchen with Bespoke Units and Integrated Appliances
- Large Private Plot
- Delightful Open Views Over Countryside
- Extensive Forecourt Parking
- Gated Intercom Access
- Superb Location



