

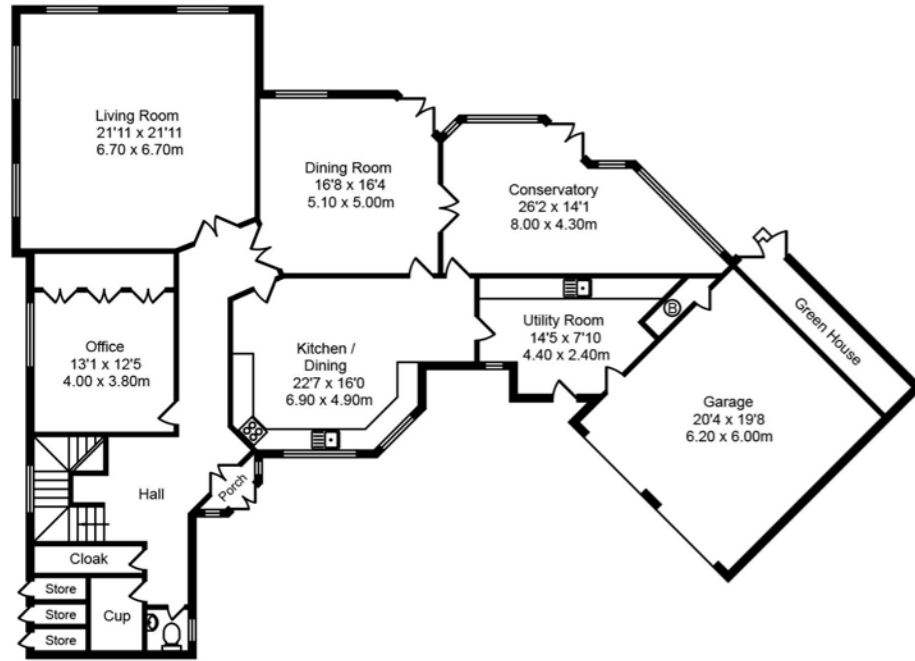


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

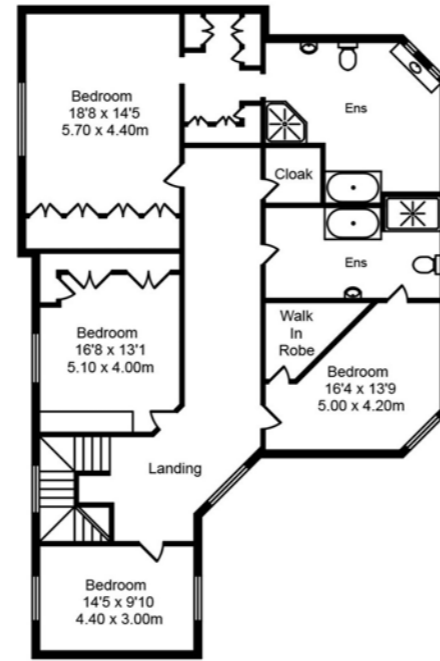
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 4443 Sq.ft. (412.8 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Main Ground Floor
 Approx. Floor Area 2665 Sq.Ft (247.6 Sq.M.)



Main First Floor
 Approx. Floor Area 1778 Sq.Ft (165.2 Sq.M.)



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.

Arnold & Phillips are delighted to offer for sale this truly remarkable 4 bedroom detached residence situated in a courtyard setting at the end of a long tree lined driveway. The property rests on a private plot surrounded by breath-taking rural aspects and private gardens and there is also the possibility of purchasing additional land by separate negotiation.

The home offers an impressive 4443 square feet of beautifully finished living space with unique architectural features and a thoughtfully designed layout, whether you desire a quiet retreat or an impressive entertainment space, this exceptional property has it all. Stepping inside, you will immediately appreciate the homes grandeur and charm, its spacious living areas are perfect for both relaxing and entertaining and as you enter through the reception hallway, the attention to detail and charm of this property will captivate you. The ground floor features a thoughtfully designed layout, including a two-piece downstairs WC and ample cloaks cupboards for convenient storage. The home office, complete with bespoke cabinetry, provides a perfect space for remote work or a quiet study area. The lounge is a true highlight of the home, offering dual aspects and breath-taking views that stretch as far as the eye can see. The generous windows flood the room with natural light, creating a warm and inviting atmosphere. Adjacent to the lounge, the formal dining room provides an elegant space for entertaining guests and hosting memorable dinner parties. A sun/garden room offers additional living space that seamlessly integrates with the outdoors, providing a serene retreat to enjoy the formal gardens and surrounding beauty. The family dining kitchen is the heart of the home, featuring a spacious layout and integrated appliances. A separate utility room adds further convenience to this well-equipped area.

Moving to the first floor, you will find four generously sized double bedrooms. Two of these bedrooms feature fitted wardrobes, providing ample storage space. One of the bedrooms also boasts a walk-in wardrobe, offering the ultimate luxury. A Jack and Jill en-suite also serves as a master bathroom, ensuring privacy and convenience for all occupants. The master bedroom is a true sanctuary, complete with a dressing room and a lavish five-piece en-suite. This retreat offers a spa-like experience, allowing you to unwind and relax in style.

Outside, this property continues to impress with its expansive grounds, offering endless possibilities for outdoor activities and relaxation. The formal landscaped rear garden offers meticulously maintained lawns that stretch out before you. The lush greenery provides a sense of tranquillity and calm, inviting you to explore further. A gazebo stands proudly in the garden, offering a charming focal point and a shaded retreat where you can relax and enjoy the surroundings. Nearby, a running waterfall feature adds a soothing element, filling the air with the sound of cascading water. A pond and fountain further enhance the sense of serenity, creating a nurturing habitat for aquatic life while providing a visual delight. For those who love to entertain, a huge patio area awaits you. This expansive space is perfect for outdoor dining and hosting gatherings with friends and family. Whether it's a leisurely breakfast or a sophisticated dinner party, this patio area provides the perfect backdrop for memorable al-fresco experiences.

Throughout the garden, you will encounter clipped hedging and topiary, showcasing the attention to detail that has gone into its design. These well-manicured features add structure and elegance to the landscape, creating a sense of timeless beauty. Gravel pathways meander through the garden and as you stroll along these pathways, you will be greeted by the sights and scents of the mature planting that surrounds you. The diversity of colours and textures adds depth and interest to the garden, creating a sensory experience. Completing the garden is a greenhouse, an oasis for both seasoned gardeners and enthusiasts alike. It offers a space to nurture and cultivate an array of plants, ensuring a year-round display of beauty. As a backdrop to this enchanting garden, the beautiful West Lancashire countryside provides the perfect setting. With panoramic views that capture the essence of the area, this garden offers an unparalleled opportunity to immerse yourself in the natural beauty that surrounds you and provides a true escape from the busy world outside.

