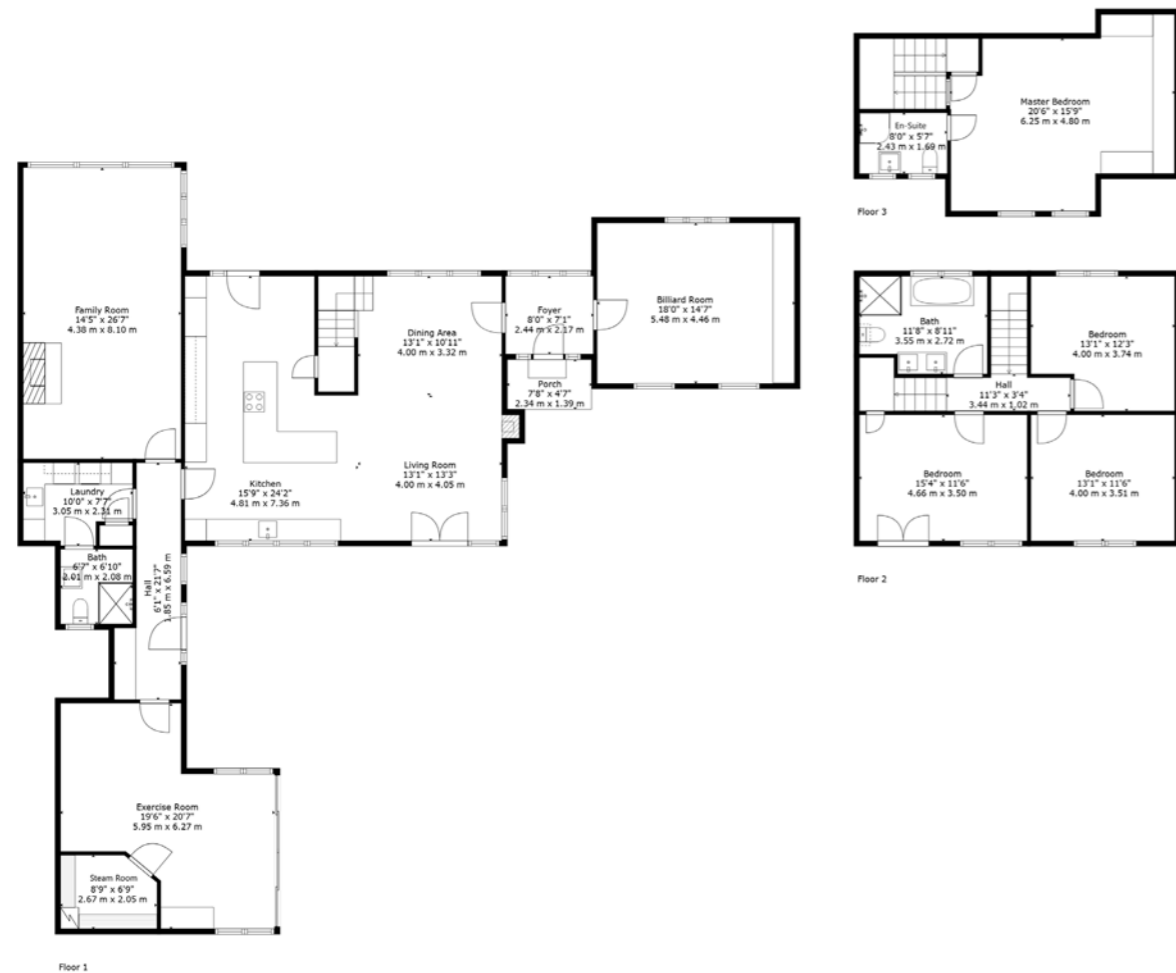




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com



TOTAL: 2947 sq. ft, 275 m2
 FLOOR 1: 1999 sq. ft, 186 m2, FLOOR 2: 694 sq. ft, 65 m2, FLOOR 3: 254 sq. ft, 24 m2
 EXCLUDED AREAS: PORCH: 35 sq. ft, 3 m2, FIREPLACE: 2 sq. ft, 0 m2, LOW CEILING: 161 sq. ft, 15 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: 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. 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 present a rare opportunity to acquire this fully renovated four-bedroom detached property, nestled within a large plot along the rural Gregory Lane in Halsall, West Lancs.

Situated privately on this picturesque country lane, 'Gregory House' offers a blend of tranquillity and convenience, with a host of local amenities nearby, excellent transport and commuter links and several reputable schools in the vicinity. Ideal for working professionals, families, or those seeking a luxury property, this stunning home is approached via secure electric gates and a sweeping driveway, leading to a meticulously renovated haven of luxury living.

The ground floor of this contemporary residence boasts five expansive living areas, currently utilised as a games room, home gym and steam room, two main living rooms, and a dining room. Characterised by dramatic vaulted ceilings, an abundance of windows and doors flooding the space with natural light, and a lavish fit and finish throughout, this property seamlessly blends character charm with modern convenience. Central to the home is a recently fitted modern shaker kitchen, equipped with an array of wall, base, and tower units, high-end integrated appliances, premium Quartz work-surfaces, and a striking L-shaped central island. Adjoining this space is a handy laundry/utility room and a tiled ground floor shower room.

The first-floor features three large double bedrooms, each decorated to a high standard, benefitting from fitted wardrobes and offering breath taking views over the surrounding countryside. The main family bathroom on this level is finished to a modern standard, complete with a bath, walk-in shower, WC, and his and hers vanity wash hand basins. The second floor houses the main suite, offering generous proportions, fitted wardrobes and storage facilities, and a large en-suite bathroom, all finished to exacting standards.

Externally, the property's garden is a masterpiece of landscaping design, featuring multiple areas of interest. A sprawling lawn wraps around the exterior, complemented by large patio terraces perfect for entertaining. These terraces are finished to a premium level and include raised red-brick fishponds, decking areas with an in-set hot tub, and a variety of established trees, plants, and shrubs, all highlighted by elegant ambient lighting. Extending to around 3,000 square feet and boasting bespoke premium double-glazed windows, doors, Control4 lighting system and a plethora of cutting-edge fixtures and fittings throughout, an internal inspection of this exceptional property is highly advised to fully appreciate all this much-loved family home has to offer. Seldom does an opportunity such as this come to the market and as such, early viewing will be essential to avoid disappointment.





KEY FEATURES

Fully Renovated Detached Home

Four Bedrooms

Circa 2947 Square Feet

Recently Fitted Modern Kitchen

Games Room, Home Gym &
Steam Room

Beautifully Landscaped Gardens

Sweeping Driveway

Secure Electric Gates

Picturesque Location









