



Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

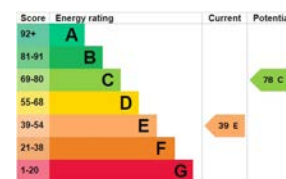
Total Approx. Floor Area 3284 Sq.ft. (305.15 Sq.M.)

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



Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: F

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.





This truly captivating Grade II Listed character farmhouse is a dream come true. With 4 bedrooms, 3 reception rooms, and a generous breakfast kitchen the home is set in approximately 1 acre of picturesque land and also boasts a 4-car garage, ensuring ample space for all your vehicles.

As you approach the property, the handsome façade immediately catches your eye. The character window and door openings pay homage to its agricultural heritage, while the rural backdrop sets the scene for a tranquil lifestyle. Step inside, and you'll be greeted by a warm and inviting atmosphere, with cosy fireplaces, rustic beams, and traditional decor that all add to the home's vintage charm.

Surprisingly spacious and thoughtfully designed, this property is ideal for a family. The practical floor plan offers a welcoming reception area, an inviting lounge, a formal dining room, a study/second lounge, and a dining kitchen equipped with a range of cabinetry. There is also a utility room and a convenient downstairs cloakroom/wc.

The ground floor is complete with a generously sized double bedroom featuring a three-piece en-suite, providing a comfortable and private space. Upstairs, you will find three well-proportioned bedrooms and a four-piece family bathroom adorned in classic white, featuring a stunning stand-alone bath.

Step outside, and the property continues to impress. The gorgeous gardens and grounds extend to around an acre, offering a serene oasis. Multiple patio areas provide the perfect setting for outdoor dining, while well-kept lawns create a beautiful backdrop. The paddock offers ample space for a pony, and the detached four-car garage and outbuilding provide additional storage and workspace. The gardens are completely private, offering a true escape from the hustle and bustle of daily life.

With its charming character, spacious interiors, and idyllic grounds, this beautiful farmhouse is a rare find. It offers a perfect blend of vintage appeal and modern comfort, creating a truly inviting home for those seeking a peaceful countryside lifestyle.

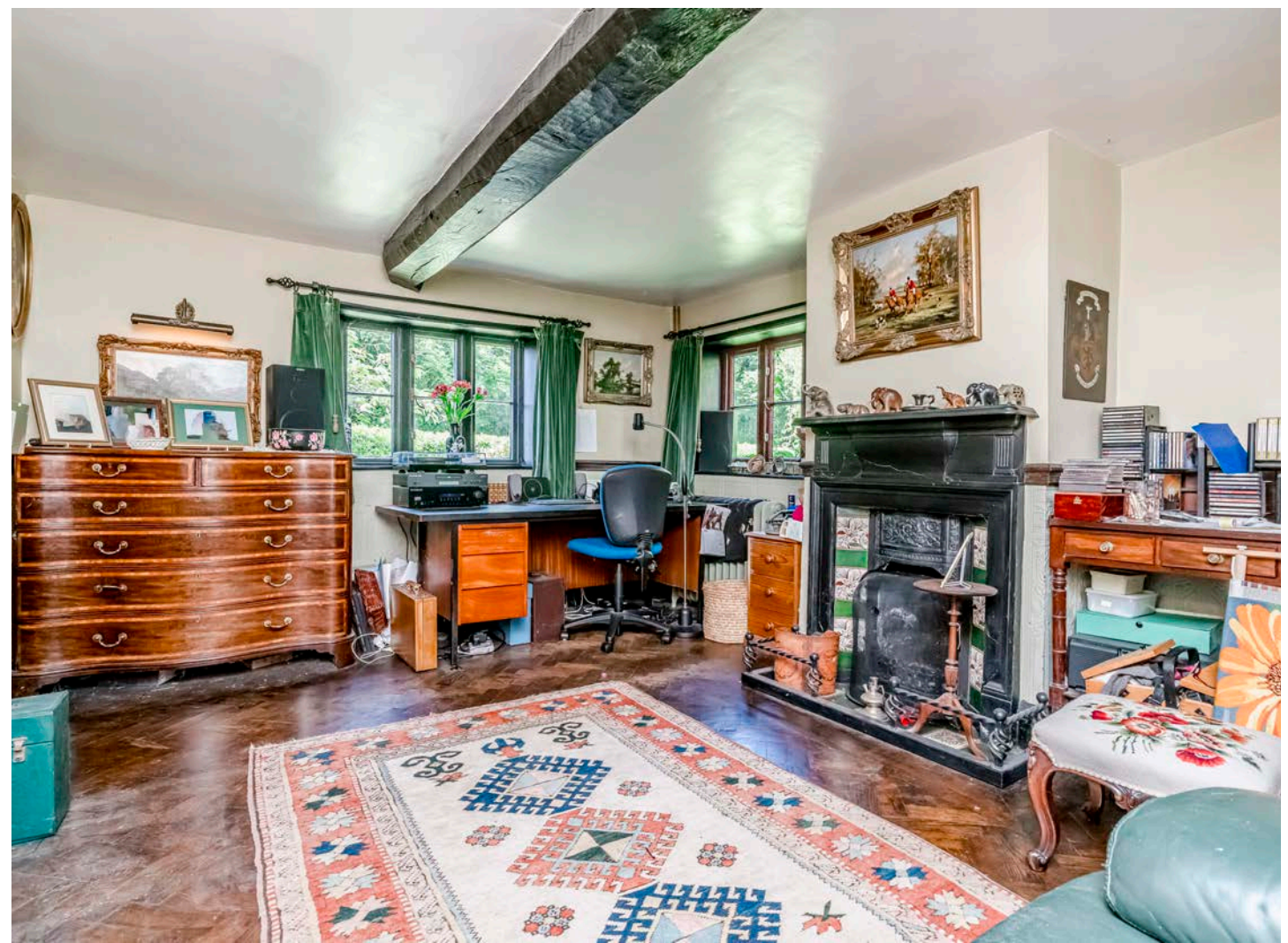
Westhead is a picturesque village nestled in the beautiful county of Lancashire. Located in the West Lancashire district, this charming area offers a peaceful and idyllic setting for residents and visitors alike.

Despite its tranquil atmosphere, Westhead is conveniently located close to essential amenities and transport links. The nearby town of Ormskirk provides a range of shopping facilities, supermarkets, restaurants, and cafes, ensuring that residents have everything they need within easy reach. The bustling city of Liverpool is also just a short drive away, offering a wealth of cultural attractions, entertainment venues, and vibrant nightlife.

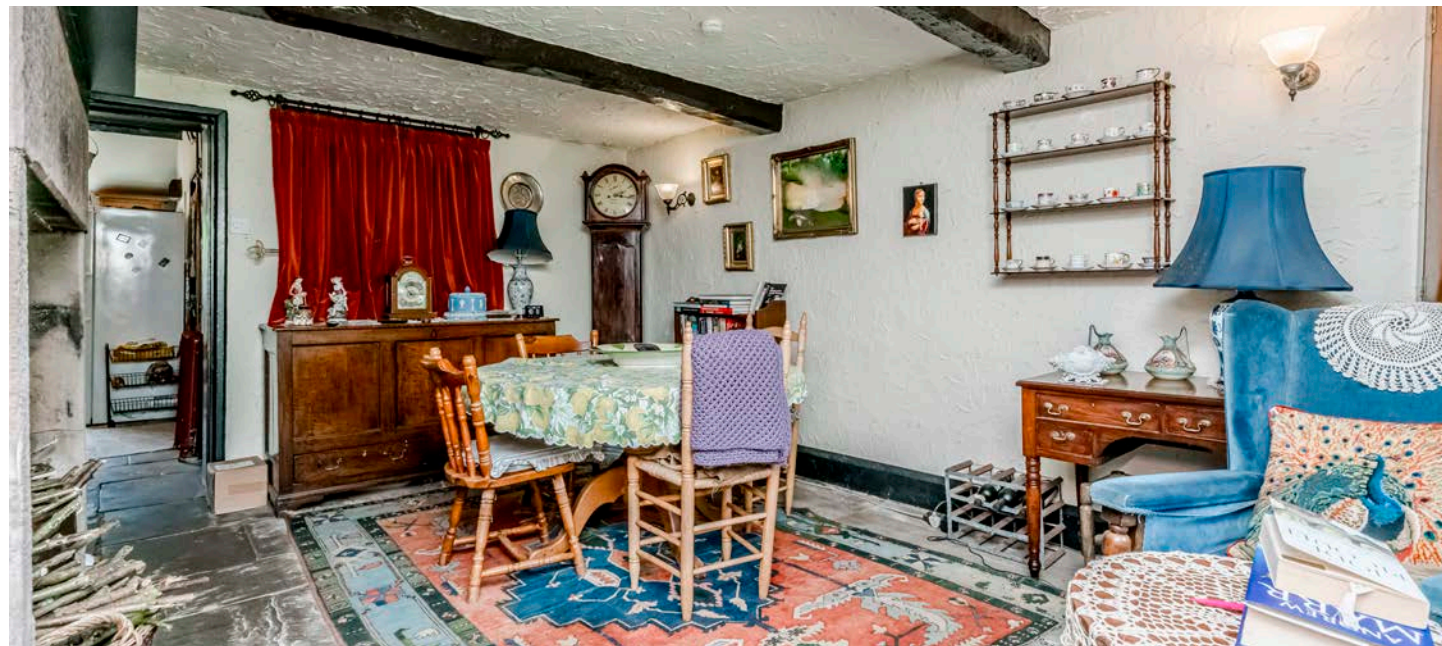
For those with children, the location offers access to excellent schools, including primary and secondary education options. The village is also well-served by reliable public transportation, making commuting to nearby towns and cities convenient for residents who work or study elsewhere.



















THE LUXURY PROPERTY SPECIALISTS

School Lane, Westhead

A&P