

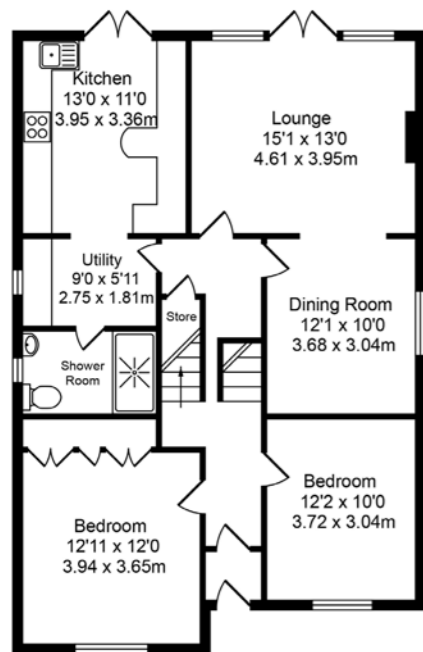


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

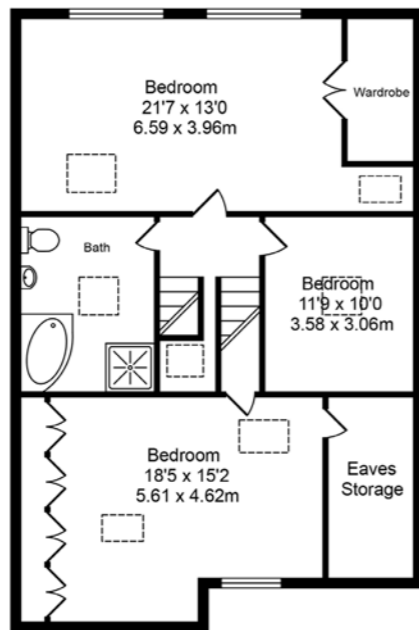
Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 2487 Sq.ft. (231.1 Sq.M.)**

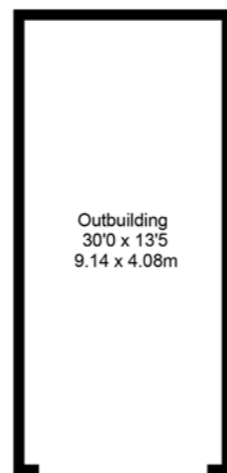
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



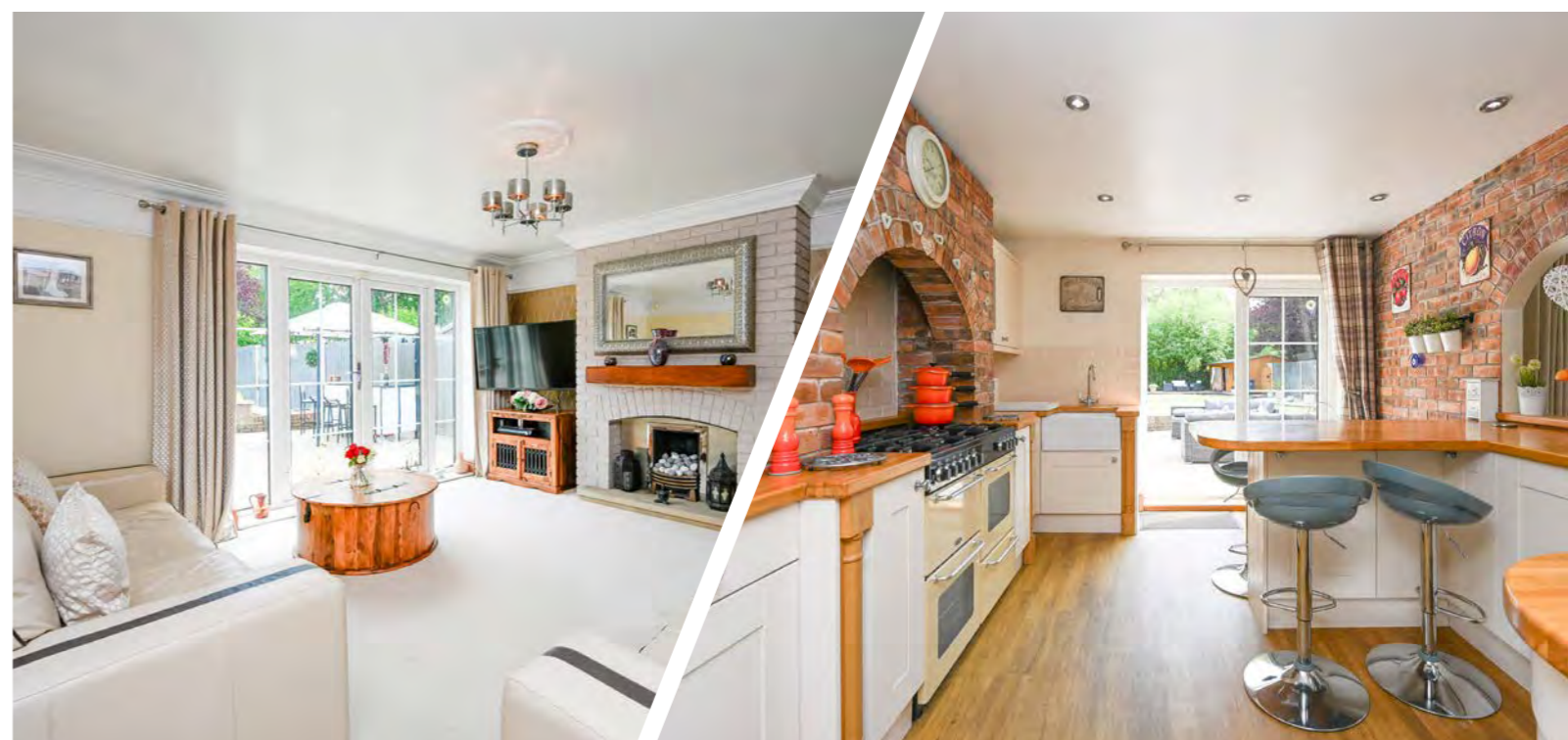
**Ground Floor**  
 Approx. Floor Area 1043 Sq.Ft (96.9 Sq.M.)



**First Floor**  
 Approx. Floor Area 1043 Sq.Ft (96.9 Sq.M.)



**Outbuilding**  
 Approx. Floor Area 401 Sq.Ft (37.3 Sq.M.)



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.



Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this individually designed and deceptively spacious detached residence, located in Halsall - one of the region's most highly regarded rural villages.

Resting midway between the historic market town of Ormskirk and the vibrant seaside resort town of Southport, this fine location has proved consistently desirable with families and the village has a real sense of community along with excellent schooling at both primary and secondary level and beautiful country walks right on the doorstep.

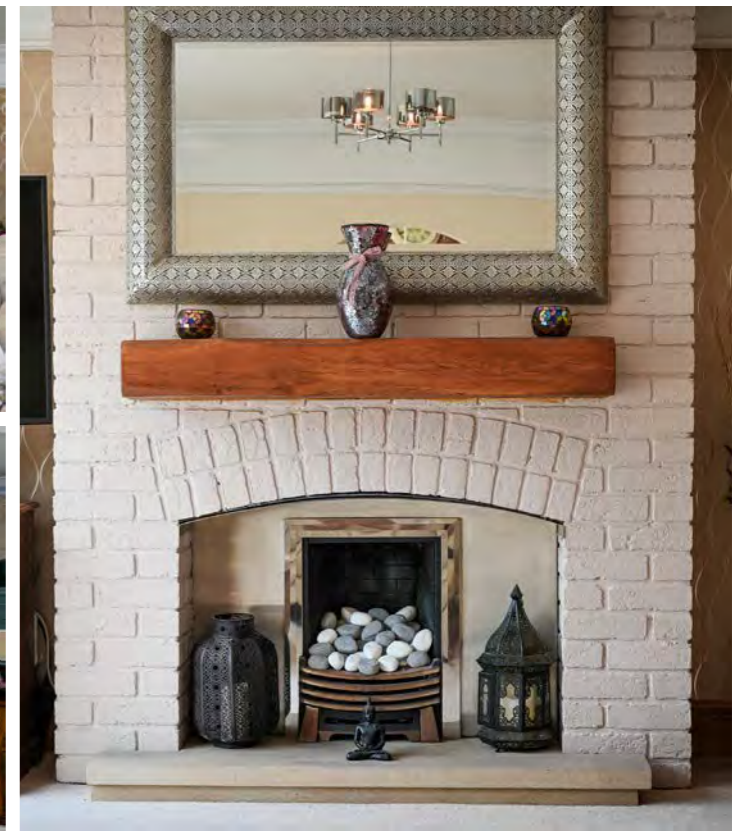
Designed and built in 1994, the property affords a wonderful flowing floor plan spread over four floors and with over 2100 square feet of flexible living space, finished to an extremely high standard with tasteful decor and quality fixtures and fittings throughout. Once inside, guests will immediately sense the warm and inviting atmosphere which still manages to feel cosy despite the home's impressive proportions.

Accommodation highlights include an entrance hallway, a lovely lounge with feature fireplace and rear aspects with French doors leading out into the gardens, a dining room which is open to the lounge and combines to create a fantastic venue for entertaining, whilst the breakfast kitchen is a chef's delight with ample workspace and a range of fitted shaker units with a range cooker and premium solid Oak work-surfaces and exposed red-brick feature wall. The formal living areas are rounded off with a practical utility room and a cloaks/three piece shower room.

The home's private areas include a four-piece modern family bathroom and five excellent bedrooms, with the master suite being of an especially good size with a feature beamed and vaulted ceiling and aspects out over the gardens. The floor plan is arranged in such a way that the home offers real flexibility and could easily be changed to suit the individual buyer's requirements.

The exterior is just as appealing with private good sized well-kept rear gardens which benefit from open views to the rear. An extensive timber summerhouse has been installed in the garden and is presently utilised as an entertainment room, however could be repurposed for all manner of uses. To the front there is driveway parking and gardens. Other benefits include gas central heating, double glazing and a premium West Lancs address.





KEY FEATURES

- Individually Designed Detached Home
- Five Bedrooms
- Circa 2487 Square Feet
- Premium Breakfast Kitchen
- Good-Sized Private Rear Garden
- Open Views to the Rear
- Extensive Timber Summerhouse
- Driveway Parking



