

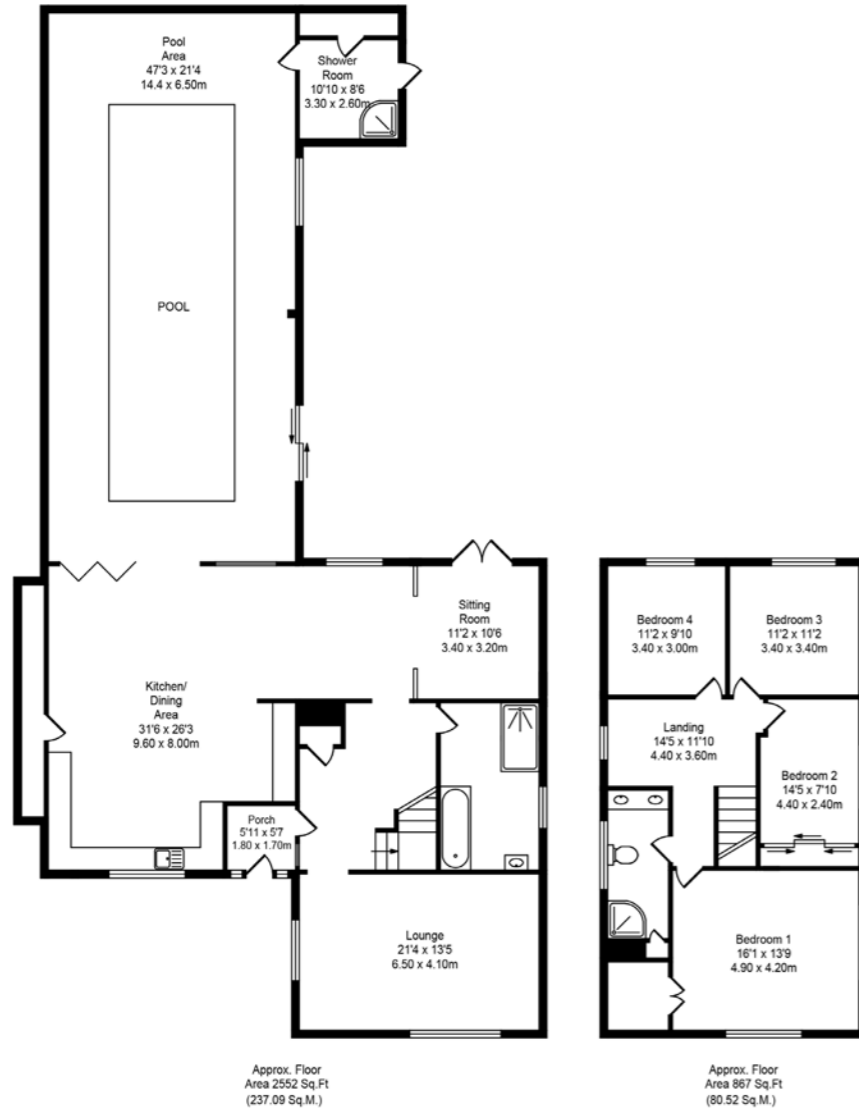


Ormskirk: 01695 570102
Southport: 01704 778668

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 3419 Sq.ft. (317.61 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 this Sales Brochure but it is 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. This Sales Brochure does 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 this prestigious four-bedroom detached property, "Midway," nestled privately behind secure electric gates along the semi-rural Bank Lane in Melling. This unique property is an appealing proposition with its luxurious features and prime location, alongside its compelling development capacity. Nearby, residents can enjoy excellent schools, a variety of shops, and numerous amenities, making it an ideal choice for families and professionals.

Melling is a highly sought-after area known for its tranquil, countryside ambiance while still providing convenient transport links. Residents have easy access to major roadways and public transportation, ensuring a seamless commute to Liverpool, Manchester, and other surrounding areas. The local community offers a welcoming atmosphere with abundant green spaces, parks, and recreational facilities.

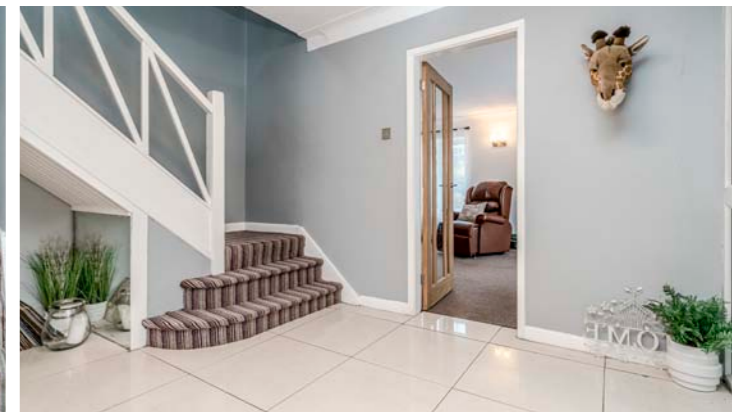
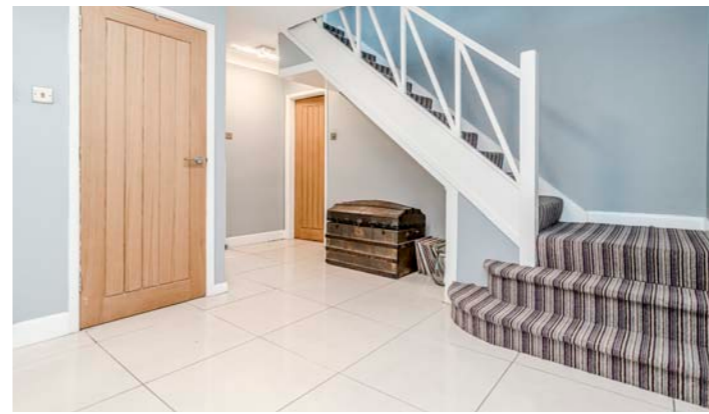
The exterior of "Midway" is truly captivating, featuring beautifully arranged formal gardens that are well-established with turfed lawns, a variety of plants, trees, and ample flowers. The approach to the property is impressive, with a large driveway providing ample parking and enhancing the home's curb appeal. The electric gates offer added security and privacy, making it a perfect sanctuary.

Upon entering the ground floor, you are welcomed by three spacious reception areas, perfect for both entertaining guests and enjoying family time. The modern kitchen is beautifully finished, offering an abundance of units, high-end appliances, and a central feature island that serves as the heart of the home. Additionally, the ground floor boasts a second family bathroom with a walk-in double shower and bath, adding convenience. The first floor of the property comprises four well-proportioned bedrooms, all neutrally decorated with integrated wardrobes. The large family bathroom is fully tiled and features his and hers vanity wash hand basins, a WC, and a shower, providing a luxurious and practical space for the family.

Externally, the property's highlights include a stunning 47 ft adjoining swimming pool. House with changing room and shower, which opens onto a large patio terrace—an ideal setting for outdoor entertaining. The rear of the plot features a barn that has been granted full planning permission for a new-build four-bedroom barn conversion with separate access. This development potential offers a unique investment opportunity, whether for combining families or for individual use and would enjoy its own private access.

Owning "Midway" comes with numerous benefits, including the potential for future development and the chance to create your dream property. Extending to around 3,419 square feet for the main house and with around 1,700 square feet for the barn conversion, this unique proposition is well worthy of consideration. It is perfect for those looking to enjoy luxurious living in a semi-rural setting while still having the opportunity to expand and personalise their living space.





KEY FEATURES

- PRESTIGIOUS DETACHED PROPERTY
- FOUR BEDROOMS
- BEAUTIFULLY ARRANGED FORMAL GARDENS
- LARGE DRIVEWAY PROVIDING AMPLE PARKING
- THREE SPACIOUS RECEPTION AREAS
- 47FT ADJOINING POOL HOUSE & STEAM ROOM
- BARN WITH PLANNING PERMISSION FOR A NEW BUILD FOUR BEDROOM BARN CONVERSION WITH SEPARATE ACCESS
- PRIME LOCATION









