

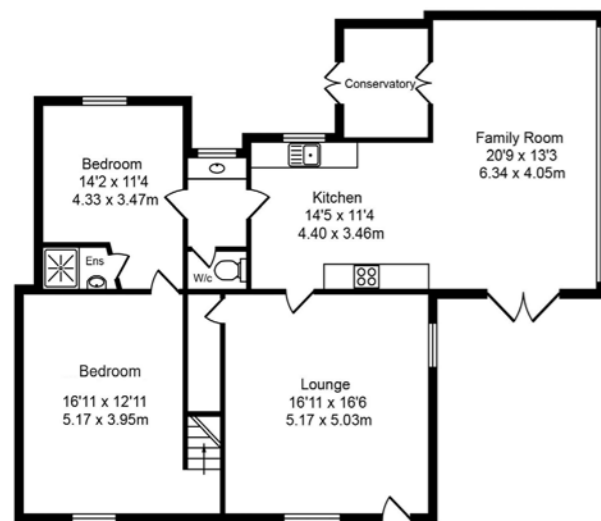


Ormskirk: 01695 570102  
 Southport: 01704 778668  
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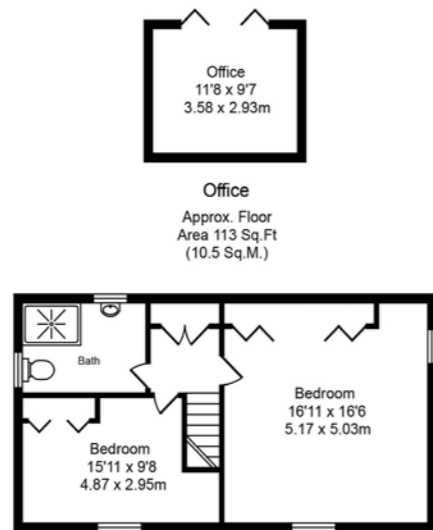
Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 2435 Sq.ft. (226.2 Sq.M.)**

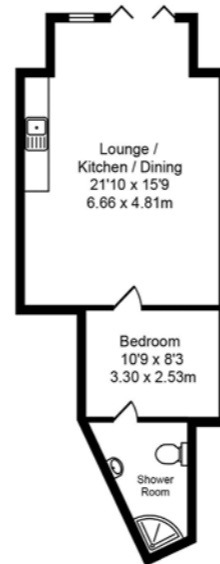
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Ground Floor**  
 Approx. Floor Area 1290 Sq.Ft (119.8 Sq.M.)



**First Floor**  
 Approx. Floor Area 556 Sq.Ft (51.7 Sq.M.)



**Annex**  
 Approx. Floor Area 476 Sq.Ft (44.2 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 excited to offer this prestigious Grade II listed three/four-bedroom detached property for sale, nestled privately behind secure electric gates along the exclusive Grimshaw Road in Skelmersdale, West Lancs. Ideally positioned, 'Heyes Farm House' boasts a stunning finish both inside and out. Dating back in part to the 1600s, this magnificent property masterfully blends contemporary convenience with character charm. Extending to around 2,435 square feet and having been beautifully renovated, this home promises a unique living experience.

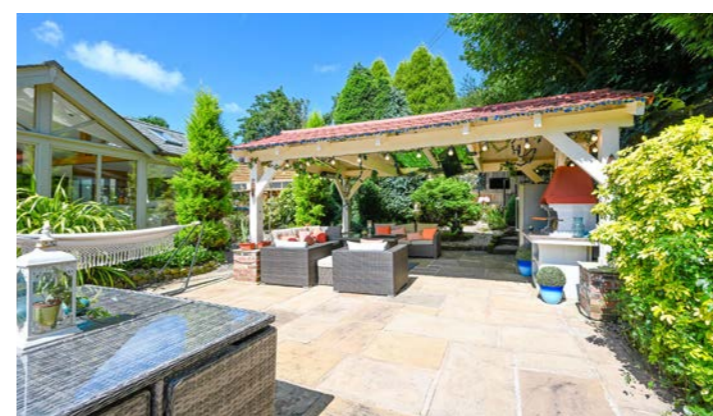
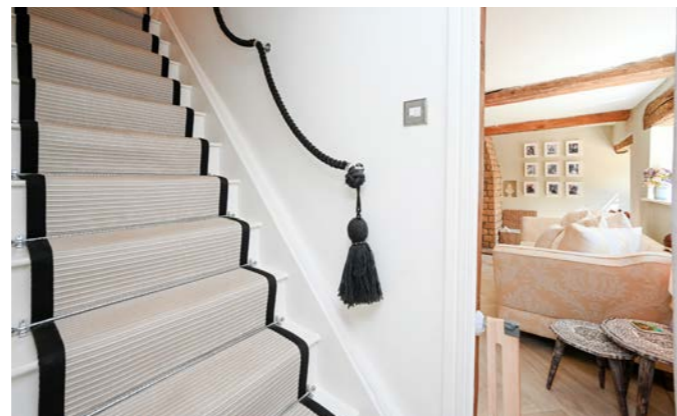
Nearby, residents can enjoy excellent schools, shops, and amenities, making it a perfect choice for families. The local area is highly appealing, offering a serene and picturesque setting while still providing excellent transport links. Skelmersdale benefits from easy access to major roads and motorways, ensuring swift connections to Liverpool, Manchester, and other key destinations. Public transport options are also readily available, making commuting and travel convenient for all residents. Approached via a generous driveway, the exterior of this property is as impressive as its interior. The rustic stone facade and beautifully maintained gardens provide a striking first impression. The property includes ample off-road parking, and the large, thoughtfully landscaped gardens are adorned with an array of trees, plants, and shrubs. A large patio terrace encircles the house, offering an ideal space for outdoor gatherings.

Inside, the ground floor of this expansive home boasts three dedicated reception rooms, all presented to exacting standards with underfloor heating provided in multiple areas. The bespoke fitted kitchen features an array of wall, base, and tower units, integrated appliances, and premium contrasting work surfaces. A recently added conservatory enhances the utility of this impressive residence, and a stunning orangery floods the living space to the rear of the property with natural light, creating a beautiful backdrop to relax and unwind. The ground floor also includes a spacious double bedroom.

The first floor accommodates two more double bedrooms, each decorated to a high standard. The main bedroom features an open bathing area and a finely tiled en-suite, while a stylish family bathroom serves the other bedroom.

Externally, the property includes a large annexe offering versatile space for a workspace, entertaining room, or additional accommodation. The commercial potential is evident, with possibilities for guest accommodation or other business ventures. The opulent gardens are a standout feature, including a large, turfed lawn bordered by thoughtfully curated trees, plants, and shrubs. A premium pergola with a fitted outdoor kitchen, a timber hot tub area, a range of outbuildings, and an ornate rockery and koi pond add to the property's allure.

This exceptional home extends to generous proportions and boasts opulent features both inside and out. Seldom does a property of this nature come to market and Internal inspection is highly advised to fully appreciate the true magnificence of this unique property.





**KEY FEATURES**

- Prestigious Grade II Listed Detached Property
- Large Plot
- Three Spacious Bedrooms
- Circa 2435 Square Feet
- Three Reception Rooms
- Stunning Kitchen/Dining/Family Room
- Beautiful Landscaped Gardens
- Large Annexe
- Outdoor Kitchen
- Sun-room/Office
- Ample Off Road Parking
- Excellent Transport Links









