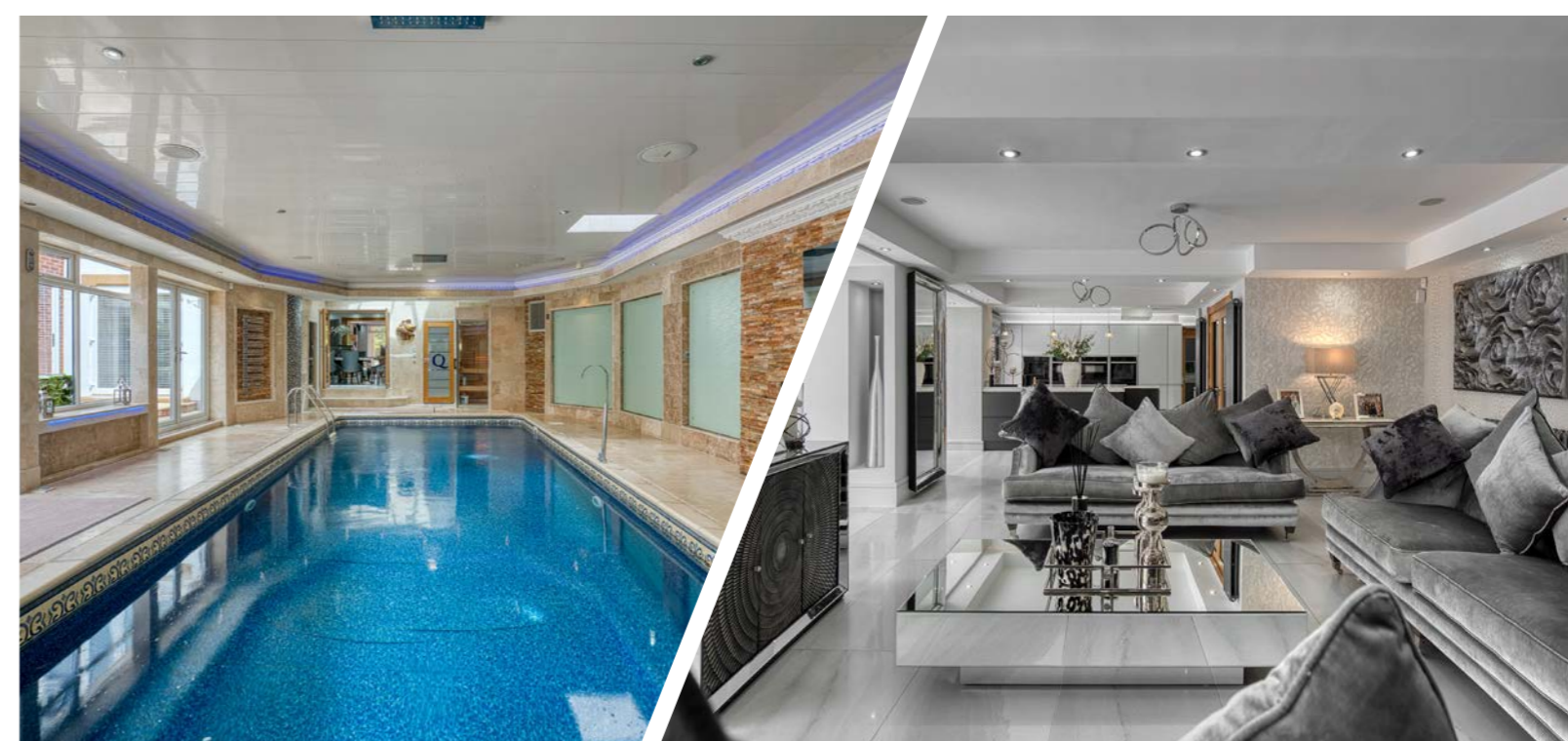




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 6802 Sq.ft. (631.9 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: G

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.



Nestled within an idyllic rural setting, this exquisite five bedroom detached residence with pool house, exudes elegance and grandeur. Set within a private one-acre plot, the property has undergone meticulous extensions and comprehensive upgrades to an exceptional standard. Every detail has been carefully considered, with the use of high-quality fixtures and fittings throughout. The result is a truly opulent home that seamlessly blends modern conveniences with a wealth of luxurious finishes, offering an aspirational lifestyle that is second to none.

Spanning an impressive 6292 square feet, the property boasts a spacious floor plan spread over two levels, with each room exuding an impressive sense of proportion. The grand reception hallway sets the tone, featuring a central staircase and a gallery landing that captivates upon entry. The main lounge, sitting room, and the vast open-plan family room flow effortlessly from one another, creating a harmonious living space. The dining room and beautifully appointed breakfast kitchen showcase a stunning array of fitted units and top-of-the-range appliances. A downstairs cloakroom/wc, utility/laundry room, and a magnificent 63ft pool house complete with a sauna and wet room add to the indulgent lifestyle this residence offers.

As you ascend the elegant staircase to the first floor, you will be greeted by an impressive landing area that sets the stage for the exceptional luxury that awaits. Each of the five stunning double bedrooms on this level is a masterpiece in its own right. Four of these bedrooms offer the ultimate in indulgence, boasting their own spacious dressing rooms, providing ample space for your wardrobe and personal belongings.

Step inside any of the en-suite bathrooms and prepare to be transported to a world of pure opulence. The bathrooms are truly some of the finest you will encounter, exuding a sense of grandeur and sophistication. Pristine tiling adorns the walls and floors, creating an atmosphere of timeless elegance. The modern finishes are as elegant as they are stylish, ensuring that every moment spent in these bathrooms is a truly indulgent experience.

The fifth bedroom is served by an opulent family bathroom that is a true showstopper. The centrepiece of this magnificent space is the striking freestanding copper bath, which adds a further touch of decadence and luxury.

The bathrooms are a testament to the meticulous attention to detail that has been lavished upon this exceptional residence and are a reflection of the aspirational lifestyle that the home offers, every detail has been meticulously designed to provide the utmost comfort and luxury. From the sleek fixtures to the exquisite vanity units, every element has been carefully chosen to create a space that is both functional and visually stunning.

Externally, the property is accessed through electrically operated gates, unveiling a large gravelled courtyard with in and out gated access. The rear gardens are a true delight, perfect for both children and entertaining guests. A vast terraced patio, complete with an outdoor barbecue and bar area, creates an ideal space for hosting gatherings. A summer house with guest accommodation and entertaining areas, expansive lawns, tranquil ponds, and enchanting woodland create an oasis of privacy and seclusion. Despite its rural setting, the property is conveniently located just a short drive from the historic market town of Ormskirk. The nearby M58 motorway provides easy access to the wider region, while excellent local schools and superb transport links further enhance the desirability of this home as a place for the whole family.

To truly appreciate the splendor and allure of this exceptional property, an internal viewing is an absolute must. Prepare to be captivated by the unrivaled level of craftsmanship and the luxurious lifestyle on offer.

