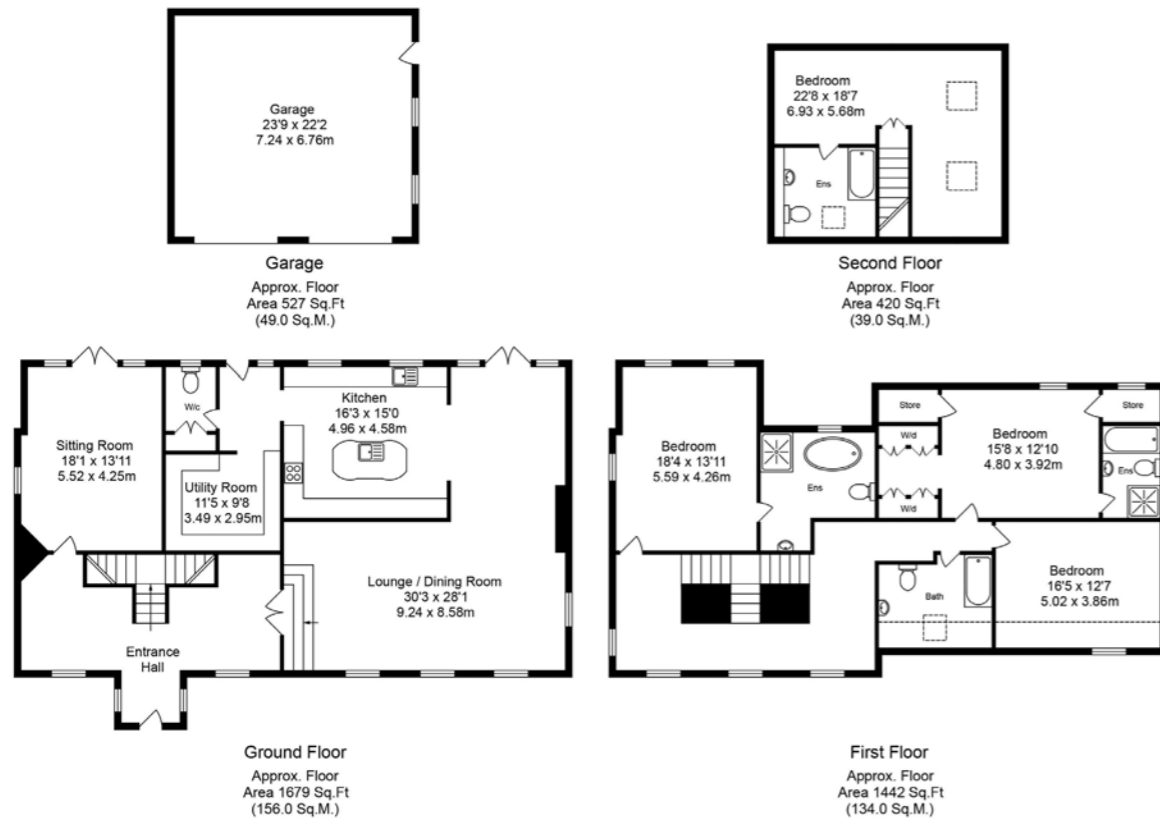




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 4068 Sq.ft. (378.0 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 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](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 thrilled to present a rare opportunity to acquire one of Lydiate's premier properties—'Jackson's Bridge Farm' located on Pygons Hill Lane. Nestled within approximately four acres of beautifully landscaped grounds, this exquisite four-bedroom detached home stands out for its stunning design and craftsmanship. Completed in 2008, the property has been meticulously renovated to the highest standards, offering a harmonious blend of elegant living spaces that come together to create a residence of remarkable symmetry and sophistication.

The home is elegantly introduced through a set of hardwood electronic gates that open to a gravel forecourt, creating a striking first impression of its prestigious façade. This property's unique setting offers discerning buyers a residence of unparalleled exclusivity, with a spectacular plot that ensures complete privacy in a tranquil oasis. Despite its grand presence and generous floor plan spanning an impressive 4,068 sq ft, the property has previously secured planning permission for significant extensions on two elevations. This presents prospective new owners with the exciting opportunity to personalise and enhance what is already an exceptional home (subject to the necessary consents).

The home displays an abundance of natural light and showcases the highest quality bespoke craftsmanship throughout. A breath-taking Ash imperial staircase greets visitors, serving as a stunning centrepiece that sets the tone for the residence. Highlights include a chef's kitchen that is truly a culinary masterpiece, featuring bespoke oak cabinetry, a combination of oak and premium granite tops, a spacious centre island, contemporary range cooker, Belfast sink, quality integrated appliances and porcelain tile flooring - all set against a backdrop of picturesque views of the beautifully landscaped grounds. A generous utility room with adjoining WC add to the practicality of this inviting space.

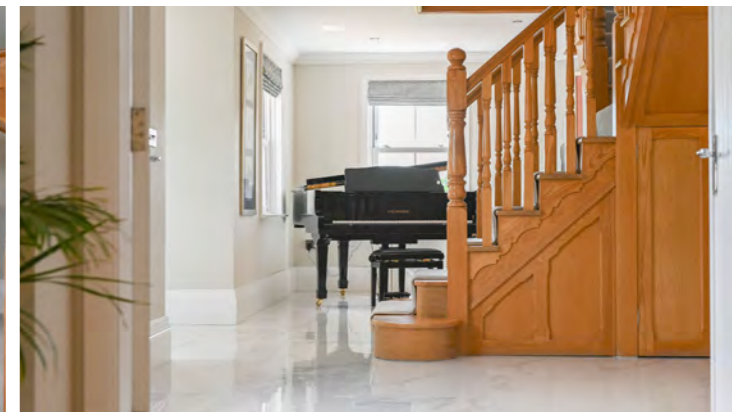
The living areas continue with an extensive open plan layout that includes a formal dining area and a gorgeous lounge with feature stone fireplace and a cosy wood burning stove. Further receptions include a large sitting room which is presently utilised as a games room with French style patio doors out into the gardens. An impressive solid Ash staircase, spanning three stories with a gallery landing gives way to the home's private quarters, thoughtfully arranged over two levels. This space features four exquisite double bedrooms each designed to harmoniously blend style and comfort while offering delightful aspects over the grounds and surrounding countryside. The luxurious master suite has dual aspects, bespoke fitted wardrobes and a breath taking four piece en-suite with feature freestanding bath and pristine porcelain tiling to the walls and floor. There are two further en-suite bedrooms with the fourth bedroom being served by a four-piece fully tiled family bathroom, adorned with a range of exquisite fixtures and fittings.

The property has been meticulously maintained and has recently undergone a series of thoughtful upgrades during the current owners attentive tenure. Careful consideration has been given not only to its aesthetic appeal but also to the practical elements of everyday family life, resulting in an abundance of modern conveniences that uphold the highest standards of luxury living. A comprehensive home entertainment system is wired throughout, underfloor heating warms the ground and first floors, and additionally, intercom access and CCTV provide enhanced peace of mind.

The surroundings evoke a sense of complete relaxation, with a pleasant approach to the property via a privately owned driveway that serves just three homes within a small, exclusive hamlet along the scenic Leeds Liverpool Canal. The exterior has been crafted with the same meticulous attention to detail as the interior, featuring handmade York bricks, brand-new UPVC sash windows for optimal energy efficiency, and a traditionally styled slate roof with elegant lead-work finishes. The grounds include a detached double garage and beautifully manicured gardens, offering ideal spaces for entertaining at any level. The plot showcases well-maintained lawns with tidy borders and mature planting, along with a spacious Indian stone-paved patio terrace that wraps around the property, creating an inviting area for alfresco dining and outdoor gatherings. Spanning approximately four acres, the grounds encompass formal gardens and the potential for a paddock, ensuring broad appeal for families and equestrian enthusiasts alike.

Whether relaxing in the brilliant sunsets, strolling amongst the picturesque surrounding countryside or enjoying the local amenities in the pretty nearby market town of Ormskirk, the property's owners will find a continued source of pleasure and pride in this incomparable refuge of refinement and beauty. Internal inspection is a must for this truly captivating residence.





**KEY FEATURES**

STUNNING DETACHED HOME

SET ON GROUNDS EXTENDING TO APPROXIMATELY FOUR ACRES OF LAND & GARDENS

CIRCA 4068 SQ FT

FINISHED TO EXACTING STANDARDS THROUGHOUT

FOUR BEDROOMS, THREE EN-SUITES & FAMILY BATHROOM

FABULOUS BESPOKE KITCHEN

UNDER FLOOR HEATING TO THE GROUND & FIRST FLOOR

DETACHED DOUBLE GARAGE & GRAVEL FORECOURT AREA











