

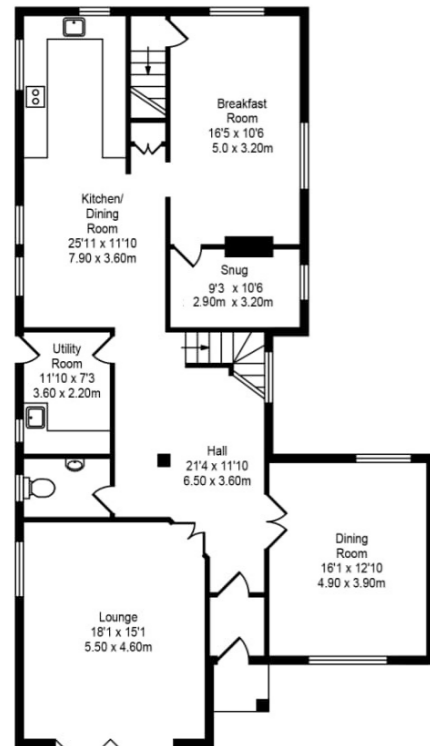


Ormskirk: 01695 570102
Southport: 01704 778668

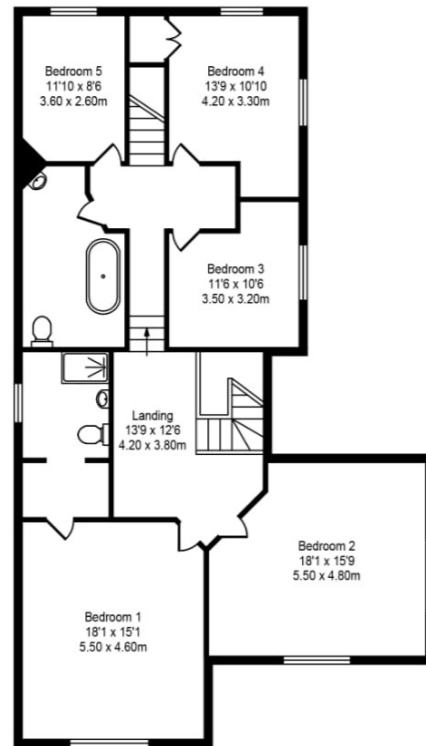
Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 3914 Sq.ft. (363.61 Sq.M.)

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



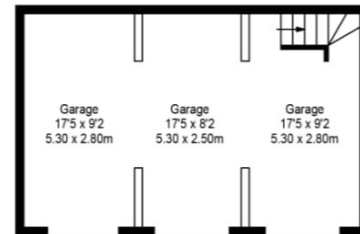
Approx. Floor Area 1460 Sq.Ft (135.68 Sq.M.)



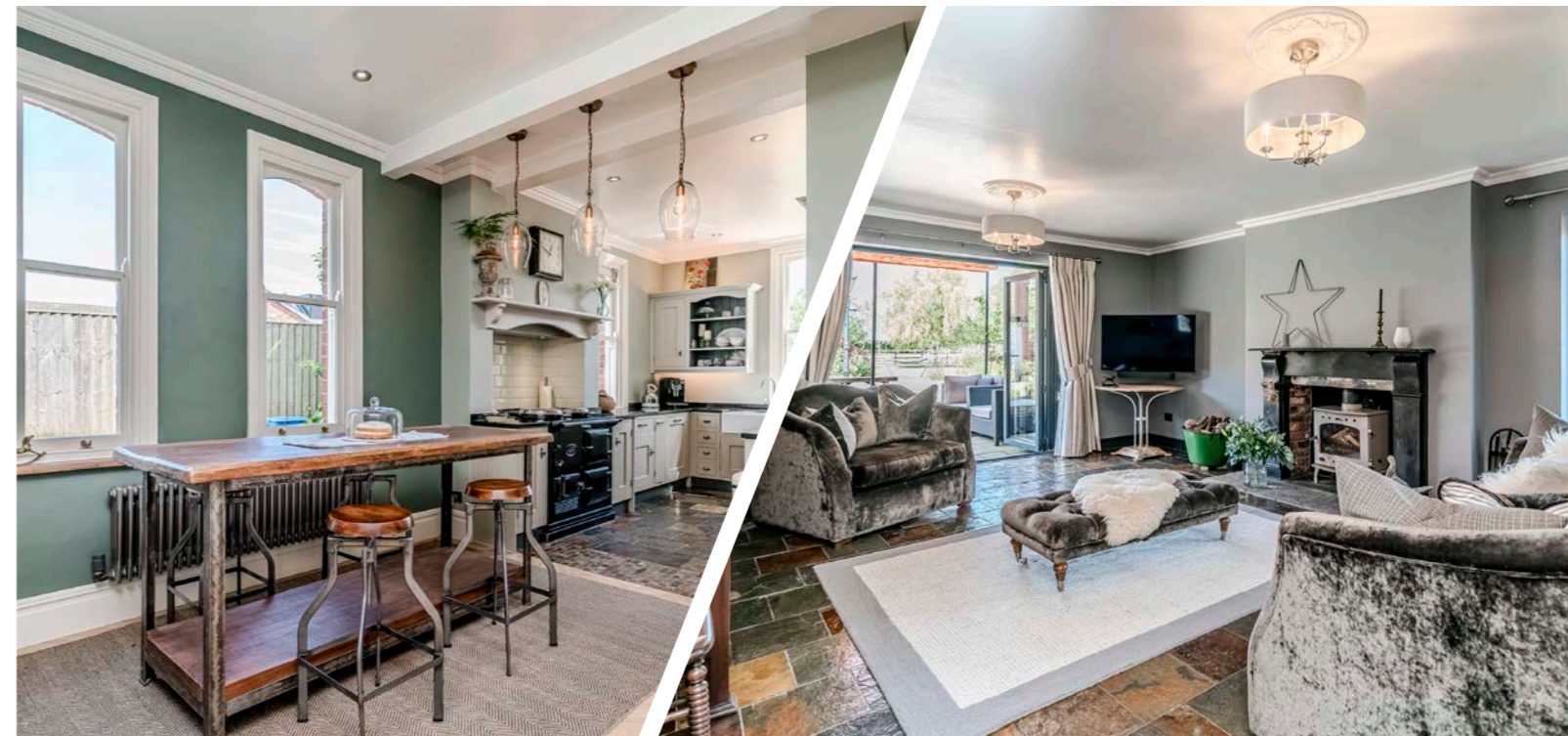
Approx. Floor Area 1485 Sq.Ft (136.13 Sq.M.)



Approx. Floor Area 494 Sq.Ft (45.90 Sq.M.)



Approx. Floor Area 494 Sq.Ft (45.90 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: B

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.



Looking for a stylish detached farmhouse on the edge of a picturesque yet vibrant village with amazing schools (and room for a pony)? – this could be it!

Spanning over 3,900 sq. ft, 'Call Hall Farm' sits in its own grounds on the outskirts of Croston; one of the region's most coveted and charming villages. This distinctive, five-bedroom detached Victorian residence occupies a plot of approximately 2 acres, with private mature gardens extending to two enclosed paddocks. The home has been expertly extended and meticulously updated over the years. Whilst now generously sized, the inviting aesthetic softens the living spaces, creating a comfortable and welcoming country retreat that truly feels like home. An internal inspection will unveil a stunning flow of accommodation that is beautifully presented with tasteful decor and high-quality fixtures and fittings throughout. The living spaces seamlessly blend traditional charm with contemporary comforts, abundant with features such as beamed ceilings, exposed brickwork, slate and solid oak flooring, and elegant sash windows. The highlight of the home is undoubtedly the breath-taking kitchen, complemented by modern bathrooms that enhance the overall appeal and functionality of this exquisite residence.

Brief accommodation highlights include a welcoming reception hallway that sets the tone for the rest of the residence. The beautiful lounge features a traditional wood burner and bi-fold doors that open to the outdoor space, creating a seamless connection between indoor and outdoor living. A formal dining room provides an elegant setting for entertaining, while the expansive open-plan family dining kitchen boasts a bespoke range of handcrafted wall and base units, offering ample workspace complemented by granite countertops, a Belfast sink unit, and an AGA range cooker.

From the kitchen, there is open access to a separate breakfast room that can also serve as a further cosy reception room, leading into a snug adorned with a charming cast iron fireplace. For added practicality, there is a well-appointed utility room with Belfast sink and a stable door, and a convenient two-piece cloakroom/WC. Ascending to the first floor, the galleried landing area leads to five generously sized bedrooms, including a master suite with a dressing room and en-suite bathroom. The remaining four bedrooms are served by a stunning four-piece family bathroom, finished in classic white with pristine metro tiling. This luxurious space features a Neptune vanity sink with bespoke cabinetry, a walk-in glass-screen shower, a low-level WC, and an exquisite standalone clawfoot bath, creating a perfect retreat for relaxation.

Externally, the property boasts private gated access leading to a charming gravel driveway and forecourt parking area, complemented by a spacious two-story detached triple garage that features a versatile games room, office and/or gym above. With nearly 1,000 square feet of space, this garage presents an excellent opportunity for creating an annexed living area, perfect for accommodating extended family or guests.

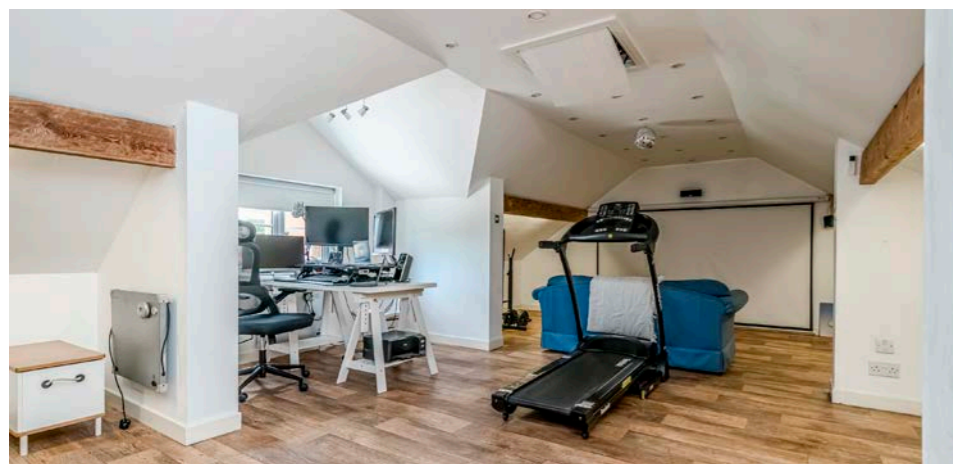
The gardens gracefully wrap around the home, offering an exceptional level of privacy and a variety of inviting outdoor spaces ideal for dining and entertaining. At the rear, you'll find a well-appointed stable and two paddocks, making this property an equestrian enthusiast's dream. Whether you're enjoying a peaceful morning coffee on the patio, watching the evening sun slowly setting at the bottom of the garden, or hosting lively gatherings with family and friends, this outdoor oasis provides the perfect backdrop for a serene and fulfilling lifestyle.

Croston is a quaint village steeped in rich history and charm. Its origins can be traced back to the Domesday Book of 1086, where it was recorded as a small settlement. Over the centuries, Croston has evolved, yet it has retained its picturesque character, showcasing a blend of historical architecture and lush countryside. One of the village's most notable features is the River Yarrow, which gracefully meanders through the area. This serene waterway not only enhances the village's natural beauty but has also played a significant role in its historical development. The property has the benefit of a variety of rural walks, footpaths and bridleways on the doorstep which extend to neighbouring villages, often bypassing quaint country pubs and coffee shops.

Strategically positioned, the village offers excellent accessibility for commuters and is well-connected by road and rail, with nearby train stations offering direct services to major cities. There are several reputable schools serving the community; Trinity and St. Michael's Church of England Primary School, recently rated 'Outstanding' by Ofsted, is well-regarded for its nurturing environment and strong academic performance, while the nearby Bishop Rawstorne Academy offers exceptional secondary education with a focus on developing well-rounded individuals.

Early internal inspection of this beautiful home is highly recommended and now invited.





KEY FEATURES

- Exceptional Detached Home
- Five Bedrooms
- Circa 3914 Square Feet
- Bespoke Open Plan Dining Kitchen
- Two Storey Detached Triple Garage
- Approx. 2 Acres of Private Gardens
- Two Paddocks & Stable
- Private Gated Access
- Driveway & Forecourt Parking

