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 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

Total Approx. Floor Area 2564 Sq.ft. (238.2 Sq.M.)

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



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

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 delighted to offer this prestigious beautifully renovated four bedroom detached family home, nestled privately within a generous plot along the semi-rural Ormskirk Road in Bickerstaffe, West Lincs. 'Clock Cottage' boasts an appealing blend of traditional charm and modern convenience. Its stunning sense of approach, with beautifully established grounds, large driveway, and triple detached garage, make it an ideal family residence.

The property's prime location offers easy access to local schools, shops, and amenities, ensuring a comfortable and convenient lifestyle. Bickerstaffe is a highly desirable area, known for its semi-rural charm and friendly community. The locality provides excellent transport links, with nearby access to major road networks and regular public transport services, facilitating smooth commutes to surrounding towns and cities. Residents will appreciate the tranquil environment, complemented by scenic countryside views and a variety of local amenities, including parks, dining options, and recreational facilities.

The exterior of 'Clock Cottage' is equally impressive, featuring beautifully established grounds that enhance its curb appeal. The large driveway leads to a triple detached garage, offering ample parking and storage space. The property's façade is a delightful mix of traditional and modern elements, providing a welcoming and visually appealing entrance.

The ground floor of this characterful property includes four dedicated reception rooms, one of which has been re-purposed as a fourth ground floor bedroom. Centrally located is a newly installed contemporary kitchen, boasting an array of wall, base, and tower units, integrated high-end appliances, premium Quartz work-surfaces, and a feature breakfast bar. The adjoining dining area/family room is flooded with natural light through dual aspect windows and modern patio doors. Additionally, underfloor heating runs throughout the ground floor, adding to the property's luxurious feel. The beautifully presented sitting rooms offer pleasant views over the surrounding grounds and are perfect for both relaxation and entertaining.

The first-floor features three well-proportioned family bedrooms, all decorated to a high standard. The main bedroom enjoys lavish en-suite bathroom facilities, while the remaining bedrooms share a well-appointed family bathroom with a bath, overhead shower, WC, and vanity wash hand basin. Each room provides ample space and comfort, making this home ideal for family living.

Externally, the rear garden is private and features rolling lawns bordered by established trees and plants, creating a serene outdoor oasis. A premium flagged patio terrace encircles the property, providing an ideal space for outdoor gatherings and entertainment. The triple detached garage offers significant future conversion potential and could be transformed into ancillary accommodation, a home office, or entertainment rooms, subject to obtaining any necessary planning consents.

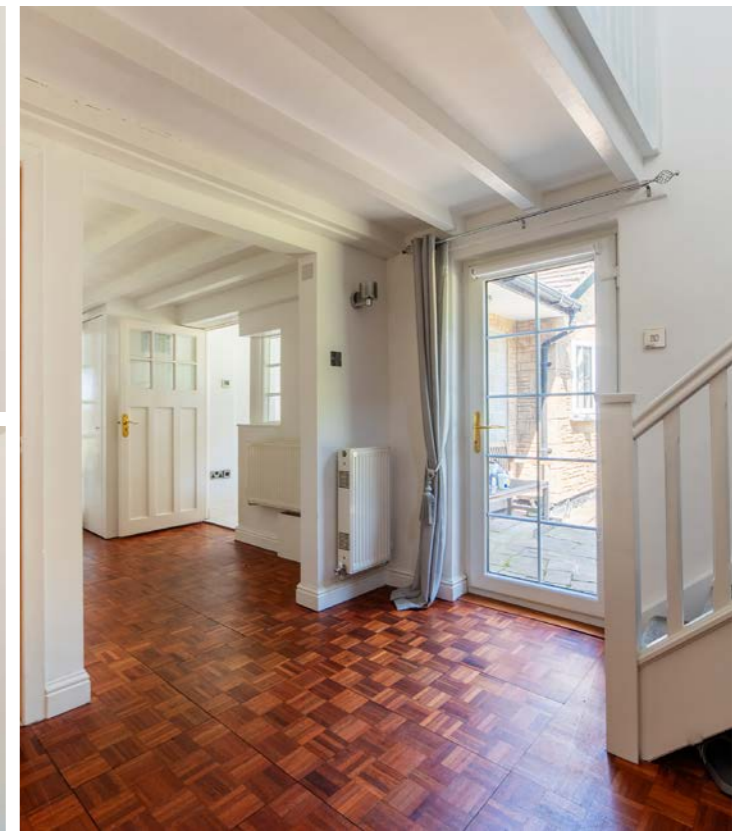
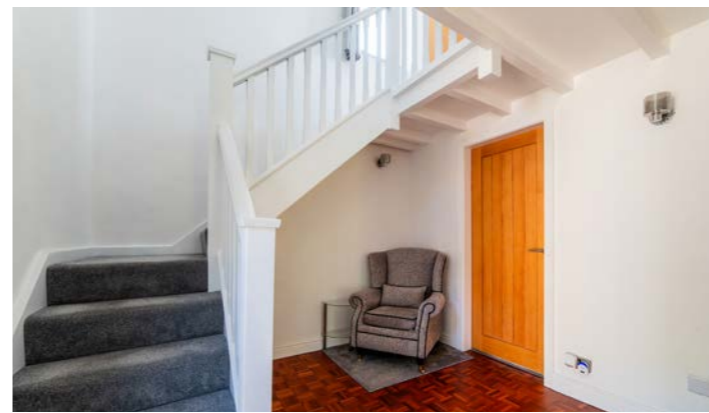
Owning 'Clock Cottage' means enjoying the perfect blend of traditional character and modern convenience. Extending to a generous 2,564 square feet, this home promises a luxurious and comfortable lifestyle. The desirable location, spacious interiors, and well-maintained outdoor areas make it an excellent choice for families or those seeking a unique and charming residence.





#### KEY FEATURES

- Renovated Detached Home
- Four Bedrooms with En-Suite to Master
- Spacious Lounge
- New Modern Kitchen Diner
- Underfloor Heating to the Ground Floor
- Snug
- Large Plot
- Ample Driveway
- Triple Detached Garage
- Stunning Gardens













THE LUXURY PROPERTY SPECIALISTS

Ormskirk Road, Bickerstaffe

A&P