



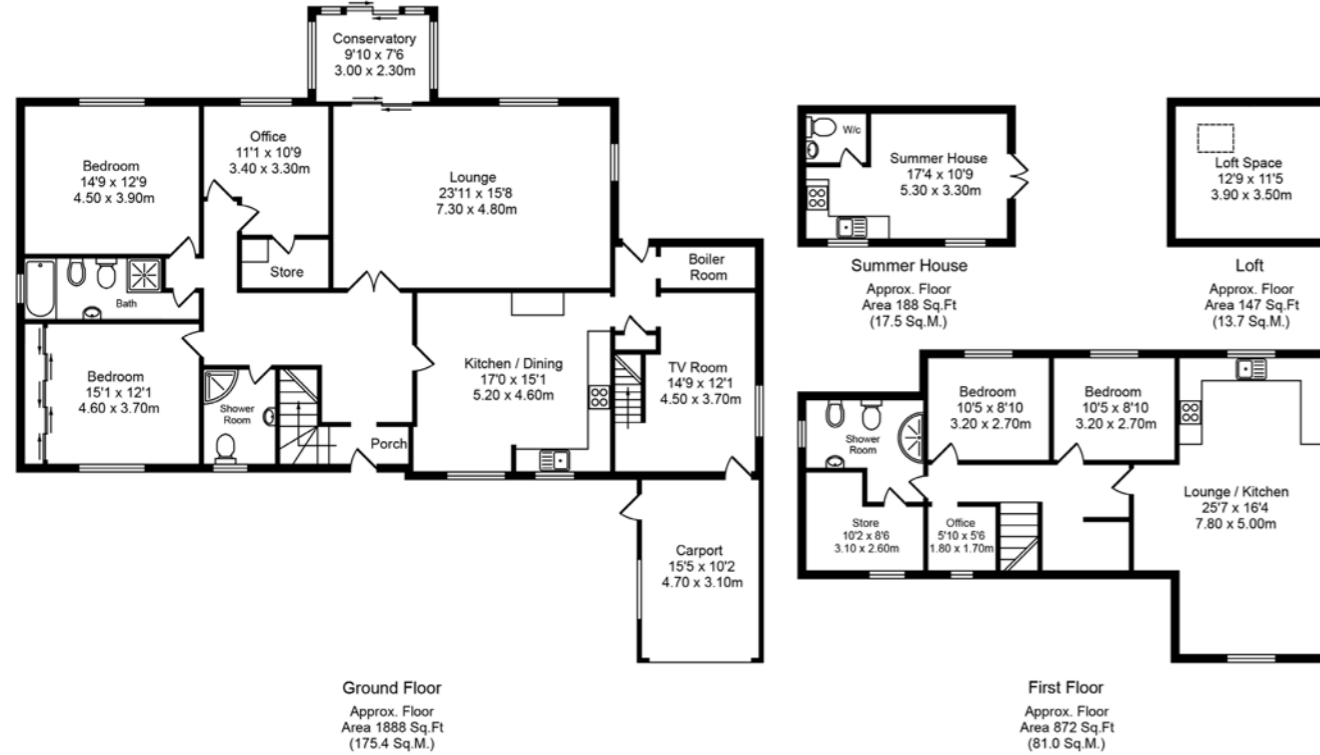
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ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 3095 Sq.ft. (287.6 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 62 is Freehold and 62A is Leasehold
 Term of the Lease: 62A lease 125 years from 1st June 2009
 Years Remaining on the Lease? 110 years
 Ground Rent: Peppercorn
 Service Charge: No Charge Payable
 Council Tax Band: 62 - D and 62A - A
 Details Prepared: 12/08/2024

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.

Arnold & Phillips are pleased to offer this prestigious five-bedroom, three bathroom detached dormer property for sale, located on the highly sought-after Greetby Hill in Ormskirk, West Lancs.

This characterful property is set within a generous private plot and enjoys an imposing sense of approach. Its appeal lies in its spacious accommodation, charming features, abundance of future potential and prime location, close to well-regarded schools, local shops, and a variety of amenities.

Situated in the desirable area of Ormskirk, this property offers a perfect blend of tranquillity and convenience. The local area is renowned for its community atmosphere, excellent schools, and a diverse range of recreational activities. Ormskirk's vibrant market town centre is within easy reach, providing an array of shops, restaurants, and cafes. The property benefits from excellent transport links, being within walking distance to Ormskirk's railway station with regular train services to Liverpool and Preston. Easy access to the M58 motorway make the property ideal for commuters, along with the added benefit of Liverpool Airport being a 40-minute drive away and Manchester Airport being a 1-hour drive away.

The exterior of the property is both impressive and inviting, featuring a well-maintained frontage and a private driveway with ample parking. The characterful architecture, combined with mature landscaping, creates an appealing first impression. The property is framed by established gardens, providing a picturesque setting.

The ground floor of this charming home includes three spacious bedrooms, serviced by two well-appointed bathrooms, with one of the bedrooms currently being utilised as a home office. The ground floor also boasts an entrance hallway, spacious lounge with cosy traditional open fire, kitchen and dining room, bathed in natural light and finished in neutral decor, offering versatile living spaces. The fitted kitchen provides an array of wall, base, and tower units, complete with integrated appliances and contrasting work surfaces and island, as well as an ample dining area, perfect for family meals and entertaining. To the lower floor, the garage has been converted into a snug/tv room with its own separate access via the carport.

The first floor comprises two additional bedrooms, a large living area with a fitted kitchen, and a pleasant outlook over the surrounding area, with spectacular views to the Fylde coast and Cumbrian Hills beyond. This living area can easily be repurposed into a main bedroom suite, offering ample space for a lavish setup. The first floor also features an office, abundant storage, and a modern family bathroom, completing the well-designed accommodation.

The rear South-facing garden is beautifully established, with a large, centrally turfed lawn bordered by multiple areas of interest, sweeping patio terraces, and a feature pond. A standout feature is the detached summerhouse, finished to a high level with a kitchen area and WC, providing ample utilisation as an annexe, guest accommodation, or as a home office or entertainment room. Extending to a generous 3,095 square feet and brimming with potential for further enhancement, this property also benefits from gas central heating and double glazing throughout.

Owning this home offers an array of benefits, from its generous living spaces and charming features to its prime location and excellent transport links. It is an ideal choice for families or investors looking for a high-quality property in a highly desirable area.





KEY FEATURES

- Detached Dormer Property
- Five Bedrooms
- Circa 3095 Square Feet
- Two Fitted Kitchens
- Generous Private Plot
- Detached Summer House with Kitchen & WC
- Beautifully Established Gardens
- Feature Pond
- Private Driveway
- Sought-After Location













The line is indicative of the location only
boundaries are subject to confirmation with the
deeds