

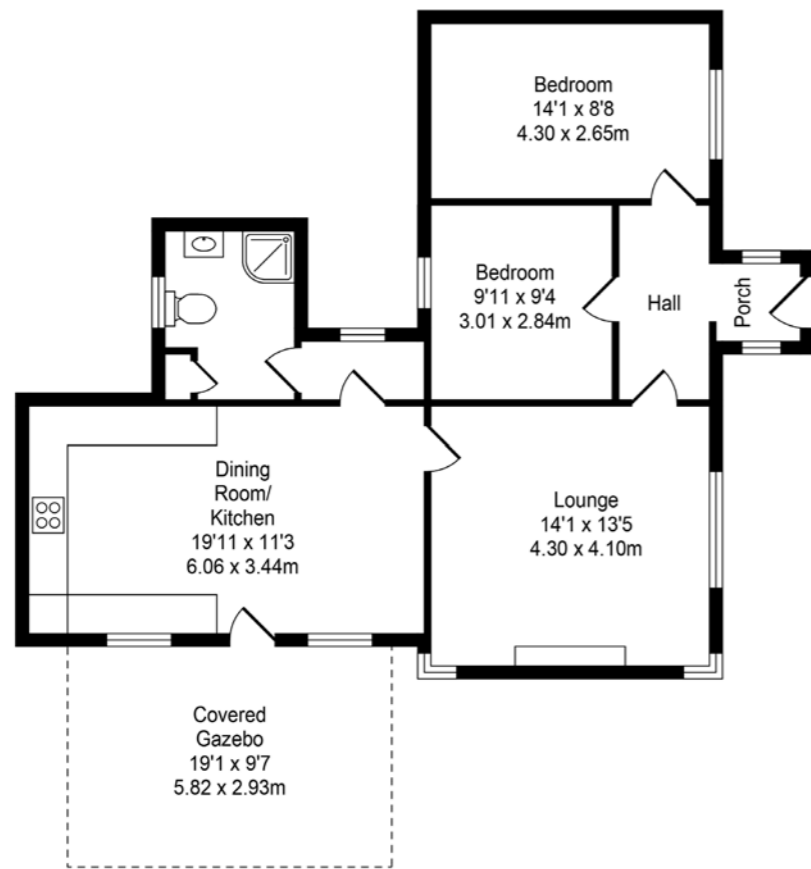


Ormskirk: 01695 570102
 Southport: 01704 778668

Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 791 Sq.ft. (73.45 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 791 Sq.Ft (73.45 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
 Term of Lease: 1000 years
 Years Remaining on Lease: 770 years
 No Ground Rent Payable
 Council Tax Band: D

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.



This charming two-bedroom semi-rural cottage is situated in a picturesque location, offering stunning views of the beautiful West Lancashire landscape. Despite its peaceful surroundings, the property is conveniently located just a short distance from the vibrant town centre of Burscough.

The interior of the cottage seamlessly combines original features with modern amenities, creating a rustic yet comfortable living space. The tasteful decor and high-quality fixtures and fittings throughout the 791 square ft. of living space further enhance its appeal. It is a truly lovely home that is highly recommended for internal inspection.

The accommodation is well-presented, with a practical layout that is perfect for everyday family living. The entrance porch and hallway lead to a lounge with dual aspects, wooden flooring, and a feature fireplace with a log burner. The highlight of the cottage is the gorgeous kitchen dining room, which opens to a covered gazebo area and extends into the well-maintained gardens. This creates a wonderful space for family activities and entertaining. The dining kitchen is equipped with shaker style wall and base units, ample workspace, a dishwasher, and other appliances. It also offers plenty of room for a kitchen table. The cottage also features two spacious bedrooms and a quality three-piece shower room.

Externally, the property is accessed via a gated driveway that provides extensive parking. There is a detached double garage and additional parking at the rear. The generous plot, covering approximately a quarter of an acre, boasts well-kept gardens, neat lawns, and patio areas. The covered gazebo allows for entertaining regardless of the weather. Surrounding the property are open farmland and breathtaking panoramic views. We appreciate the idyllic country setting and its convenient proximity to the towns and villages of West Lancashire. This location offers an authentic country lifestyle without compromising access to amenities.





KEY FEATURES

CHARMING DETACHED COTTAGE

SET ON A GENEROUS PLOT

TWO BEDROOMS

ORIGINAL FEATURES

BEAUTIFULLY PRESENTED THROUGHOUT

OPEN PLAN KITCHEN/DINING ROOM

EXTENSIVE PARKING & DETACHED DOUBLE GARAGE

PICTURESQUE LOCATION







