

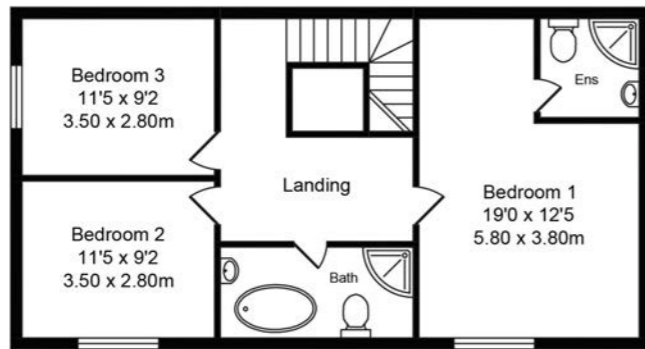


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

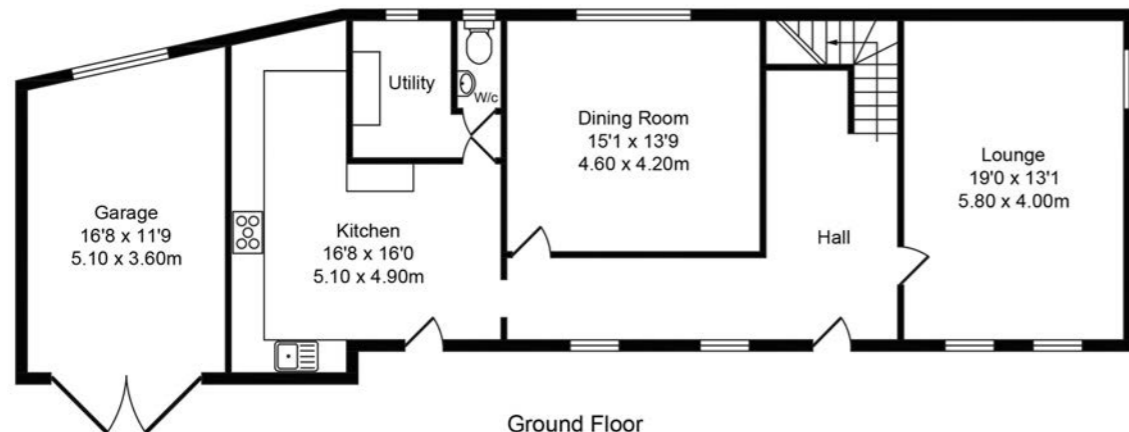
Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 1897 Sq.ft. (176.2 Sq.M.)**

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



**First Floor**  
 Approx. Floor Area 700 Sq.Ft (65.0 Sq.M.)

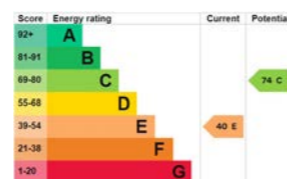


**Ground Floor**  
 Approx. Floor Area 1197 Sq.Ft (111.2 Sq.M.)



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

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.



**B**owkers Barn is a charming two-storey barn conversion, offering a generous 1900 sq ft of living space and nestled in the picturesque rural setting of Aughton. With three inviting bedrooms and south-facing gardens, this unique home radiates warmth and character. The design beautifully showcases authentic beams, high ceilings, and a wealth of original features, creating an atmosphere that feels both cosy and spacious.

**A**s you enter, you are greeted by an inviting hallway that features a spindle staircase leading to the first floor, along with an exposed brick wall. The lounge beckons with its cosy wood-burning stove, set in a feature brick fireplace adorned with a beamed lintel and slate hearth—perfect for relaxing evenings by the fire.

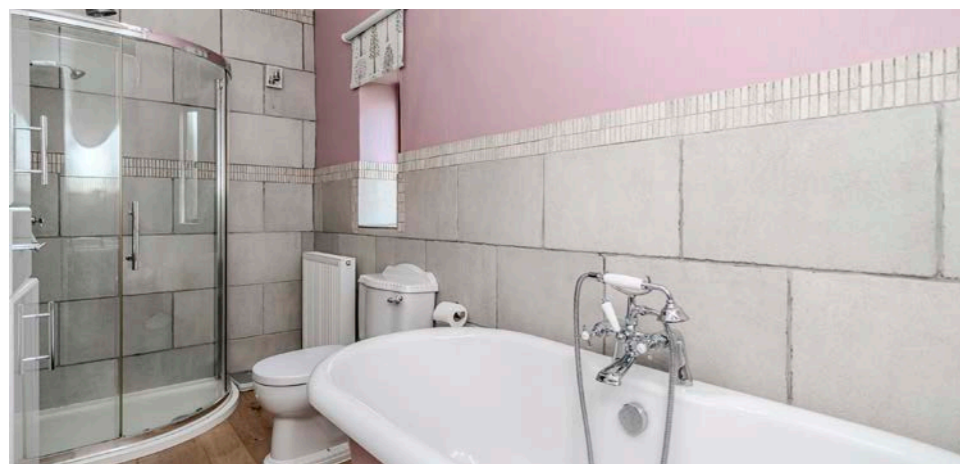
**T**he formal dining room is ideal for family gatherings and entertaining, featuring yet another wood-burning stove in a beautifully crafted brick fireplace, complete with a beamed lintel and slate hearth. The kitchen is a chef's dream, comprehensively fitted with bespoke wall and display units, granite worktops, a Belfast sink, and a Falcon range cooker with an overhead extractor. Additional conveniences include an integrated freezer, fridge, and dishwasher, along with access to a handy WC and a practical utility room.

**T**he stunning galleried landing boasts a vaulted ceiling with original feature beams and skylight windows that flood the space with natural light. The master bedroom offers fitted wardrobes and charming original beams, while the en-suite features a skylight, WC, washbasin, and a shower cubicle, all tastefully designed. Bedrooms two and three are both delightful doubles, each featuring beamed ceilings that add to the rooms character. The bathroom includes a window to the front, a WC, washbasin, shower cubicle, and a freestanding rolled-top bath with a shower attachment, complemented by a chrome ladder radiator and part-tiled walls.

**T**he front garden welcomes you with a cobbled driveway and ample space for parking several vehicles, along with an attached garage. The paved patio area, walled garden with an ancient natural well, and lush lawn surrounded by mature trees and a variety of established plants and shrubs create a serene outdoor retreat.

**B**owkers Barn truly offers a rare opportunity to live in a bespoke home in a fabulous location, just a few miles from the historic market town of Ormskirk.





KEY FEATURES

- Charming Barn Conversion
- Three Bedrooms
- Circa 1897 Square Feet
- Bespoke Fitted Kitchen
- Beautifully Established Garden
- Ample Driveway Parking
- Attached Garage
- Picturesque Rural Setting



