

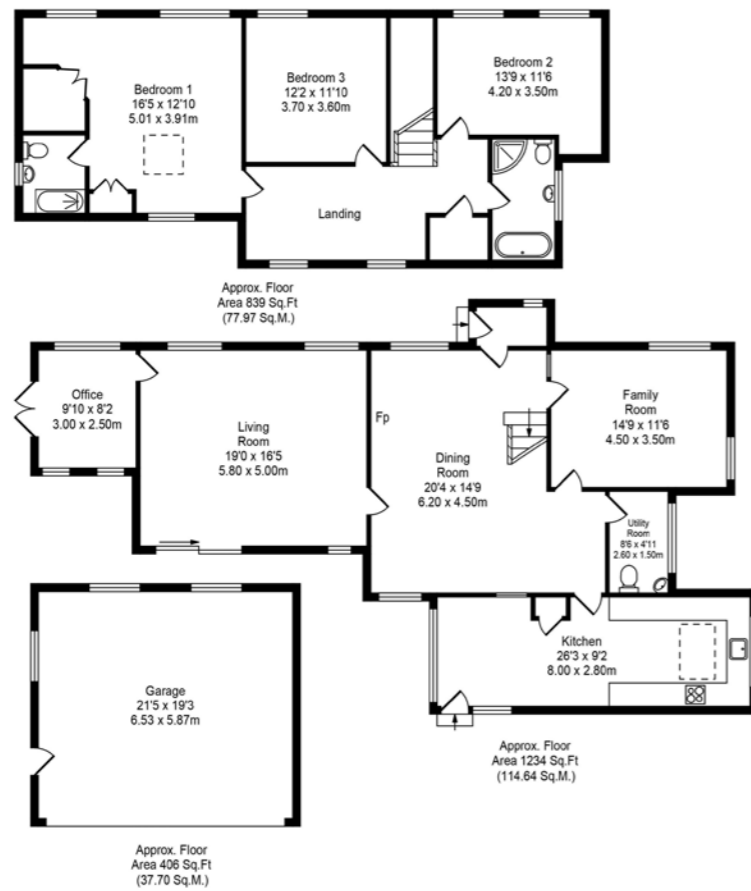


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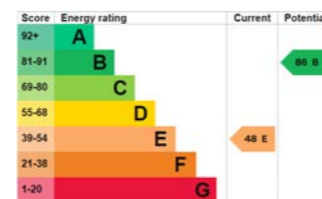
Total Approx. Floor Area 2479 Sq.ft. (230.31 Sq.M.)

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: 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.



Arnold & Phillips are delighted to present this prestigious three/four-bedroom detached cottage, nestled attractively along the semi-rural Moss Lane in Skelmersdale, West Lancs.

Midge Nook perfectly blends period charm with contemporary convenience, offering a home of both character and practicality. The property enjoys a prime location, providing easy access to local schools, shops, and amenities while being surrounded by picturesque countryside. This idyllic setting offers the best of both worlds – a peaceful retreat that's still close to essential services. The local area is highly appealing, offering a combination of tranquil living with excellent transport links. With easy access to main roads and motorways, commuting to nearby towns and cities is a breeze. The area is also well-served by public transport, with bus routes and train stations within a short drive. For families, the property is within reach of well-regarded schools and nearby parks, making it an ideal location for those seeking both convenience and a slower-paced lifestyle.

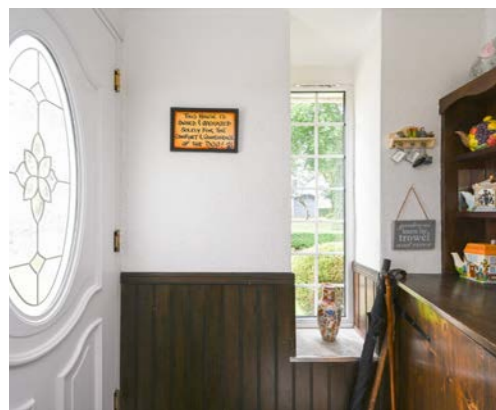
Approaching the property, you are greeted by a charming original stone facade, setting the tone for the elegance that lies within. A private driveway provides ample off-road parking, complemented by a detached double garage. The exterior is further enhanced by well-tended gardens that wrap around the property, creating a picturesque and welcoming environment. The combination of traditional architecture and lush greenery gives this home its irresistible curb appeal.

On the ground floor, the property features four generously sized reception rooms, each adorned with rustic timber beams that add to the cottage's character. One of these reception rooms could be used as a spacious ground floor bedroom. The modern kitchen is a real highlight, boasting sleek graphite gloss units and premium work surfaces. The kitchen is fully equipped with high-end integrated appliances and offers a spacious dining area perfect for family gatherings. The ground floor is completed by a utility room/WC for added convenience.

Moving to the first floor, you will find three large double bedrooms, each beautifully decorated and offering plenty of storage space. The master bedroom is particularly impressive, featuring an en-suite bathroom with a luxurious finish. The family bathroom is equally well-appointed, offering a separate bath and shower, WC, and vanity wash hand basin, all set within a stylish, tiled design.

Externally, the property is set within a serene 0.25-acre plot that includes a sprawling central lawn, bordered by mature trees, plants, and flower beds. The garden is a gardener's delight, with well-established vegetable patches and vibrant floral displays. The large patio terrace provides the perfect setting for outdoor entertaining or simply enjoying the peace and quiet of this countryside retreat. The property also offers plenty of scope for further development or reconfiguration of the existing living spaces to suit your needs.

With its character, modern amenities, and stunning outdoor spaces, 'Midge Nook' offers a rare opportunity to own a truly special home. Whether you're looking for a spacious family residence or a luxurious downsize, this property is certain to exceed expectations. With the option to further extend, or re-configure for internal annexe living requirements, early viewing will be essential to fully appreciate all that this exceptional property has to offer.





KEY FEATURES

- Picturesque Detached Property
- Spacious Plot
- Three Good Sized Bedrooms with Ensuite to Master
- Circa 2479 Square Feet
- Four Reception Rooms
- Stunning Modern Dining Kitchen
- Beautiful Well Maintained Gardens
- Semi Rural Location











