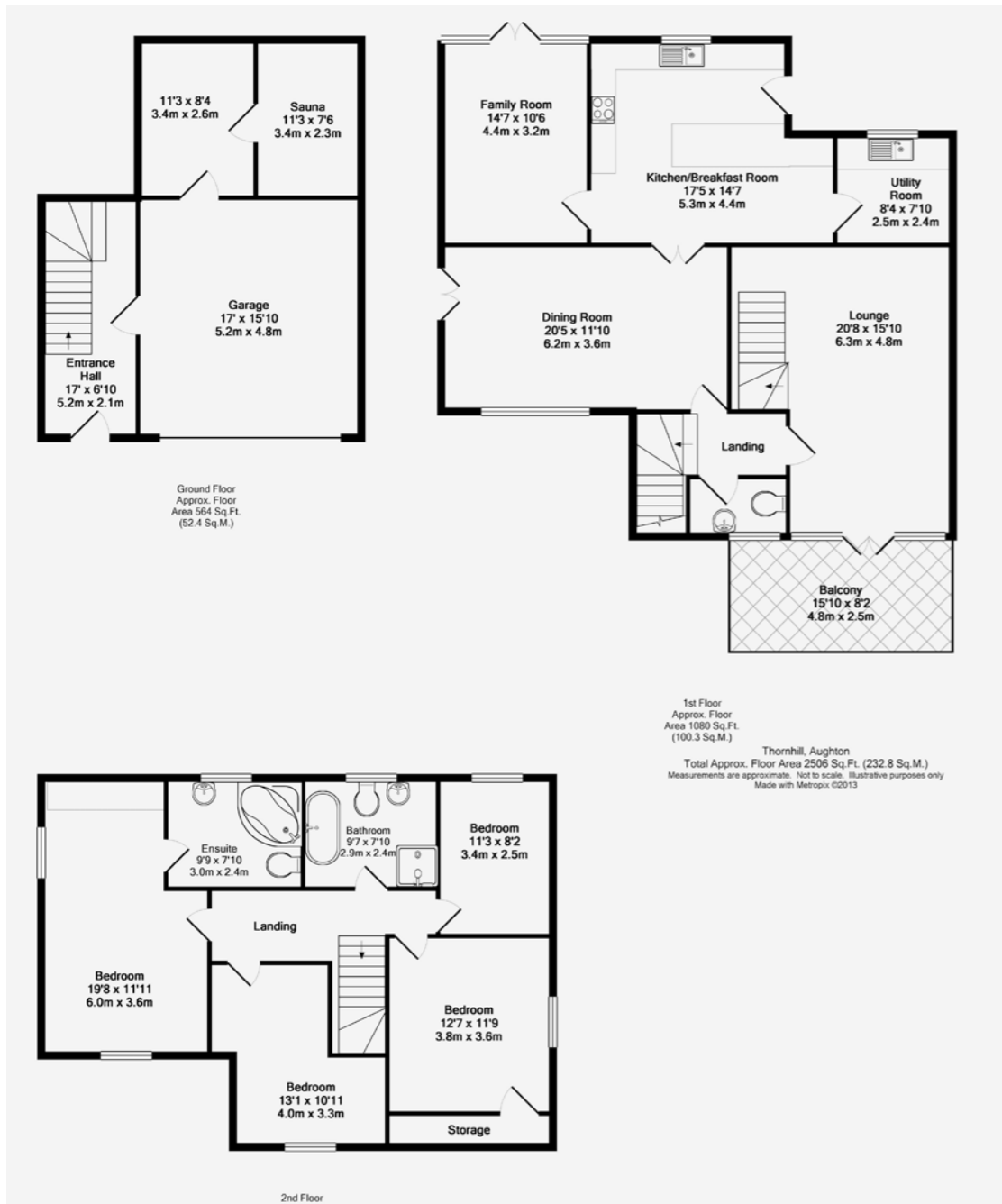




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

ARNOLD & PHILLIPS
 ESTATE AGENTS



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

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.

THE LUXURY PROPERTY SPECIALISTS

Thornhill, Aughton

A&P

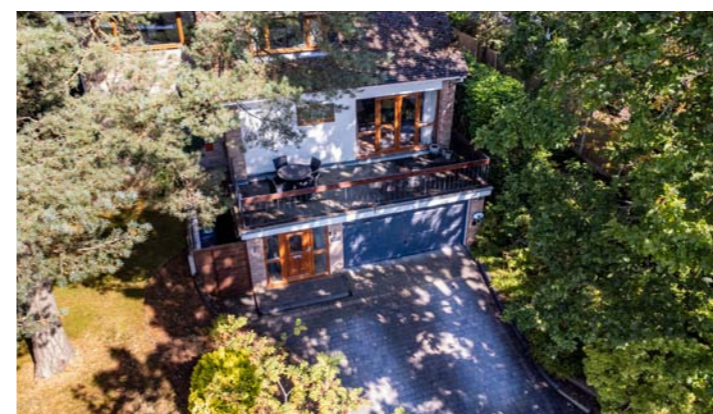
This exceptional family home is situated in a prime location within the prestigious Granville Park area, commanding attention on a larger-than-average private plot. Nestled in an area renowned for its elegant homes, this property presents a unique opportunity for redevelopment, as many similar plots in the vicinity have been completely transformed into stunning new residences. Granville Park has long been synonymous with luxury living, making this an incredibly sought-after address in Aughton.

Rarely does a chance arise to acquire a plot of this calibre, offering the potential to Reconstruct (subject to a positive planning application) a prestigious detached home. Spanning approximately a fifth of an acre, this expansive plot could easily accommodate a large multi-tiered home, and the new owner will enjoy the flexibility to design and create a bespoke property tailored to their specific preferences and requirements.

The existing home currently affords accommodation arranged over three levels and covering over 2500 square feet. Highlights include a reception hallway, cloaks/wc, lounge, dining room, kitchen, breakfast area, sitting room, utility room, four bedrooms, en-suite and a family bathroom. On the lower ground floor there is a double garage a sauna and a space for a home office or gym. Externally the home is approached via a driveway parking area with surrounding gardens. The rear is of a good size, private and is not directly overlooked with lawned areas and mature borders. One particularly attractive feature is the balcony which is accessed from the lounge, giving views over Granville Park. The property is centrally heated and double glazed.

Surrounded by some of the area's most desirable properties, this property is situated in a sought-after residential district within walking distance of Aughton's two train stations, both offering direct routes to Liverpool city centre and Ormskirk's lovely market town, known for its traditional bi-weekly market. Additionally, the area boasts access to highly regarded local schools, all within a short distance. The M58 motorway is just a five-minute drive away, ensuring easy connectivity for those who enjoy a village community with tree-lined streets while still being close to the bustling city life.

This is an extraordinary opportunity to create your dream home in a location that truly encapsulates the essence of refined living.





KEY FEATURES

EXCEPTIONAL DETACHED FAMILY HOME

SET ON A LARGE PRIVATE PLOT

POTENTIAL RE-DEVELOPMENT OPPORTUNITY (SUBJECT TO THE RELEVANT PERMISSIONS BEING GRANTED)

FOUR BEDROOMS

THREE RECEPTION ROOMS

PRIME PRESTIGE LOCATION







