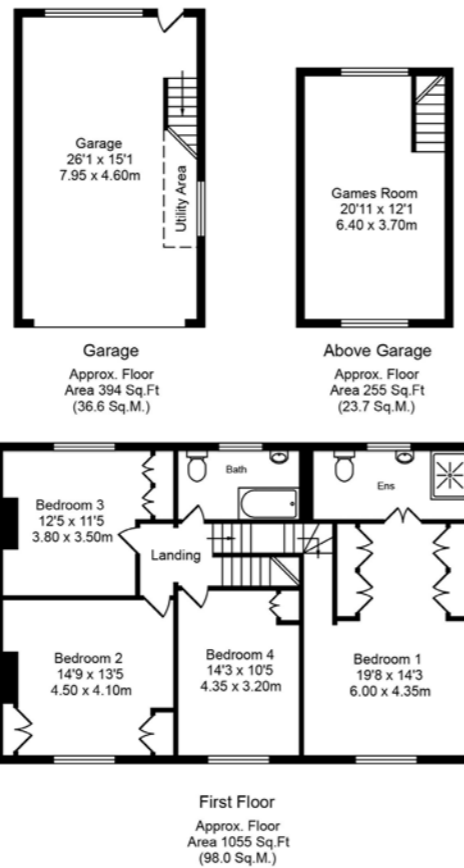




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 3012 Sq.ft. (279.8 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: G

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 delighted to offer this prestigious four/five-bedroom detached family home, beautifully set within a generous plot along the peaceful Liverpool Old Road in Sollom, West Lancs.

Known as "Laurel Cottage," this exquisite property sits on approximately one acre of private gardens and land, offering a perfect blend of contemporary convenience and charming country character. Built in the mid-1800s, this 'chocolate box' cottage features a striking, white-painted facade, assuring its proud prominence along this quaint country lane. The property boasts superb transport links and easy access to nearby amenities, including well-regarded schools, local shops, and leisure facilities. Off-road parking and a large detached double garage provide practicality to complement its stunning appearance.

Sollom is a highly sought-after semi-rural area that combines the tranquillity of countryside living with easy access to key commuter routes. The nearby A59 offers excellent links to both Preston and Southport, while Rufford and Burscough Bridge train stations provide direct connections to major cities, making this home ideal for professionals and families alike. Local amenities include well-rated schools, charming country pubs, and an array of walking and cycling routes, making this a truly appealing location.

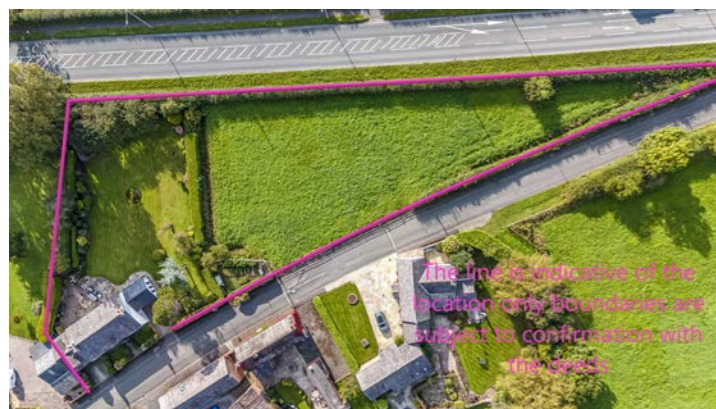
The exterior of "Laurel Cottage" immediately catches the eye, with its classic cottage facade and wrap-around gardens creating a warm and inviting approach. The property is nestled within a private plot, surrounded by established greenery, offering a sense of seclusion and tranquillity. The driveway provides ample parking space for multiple vehicles and leads to the double garage, which is further enhanced by its first-floor games room or office space.

Upon entering the ground floor, you are welcomed by three generously proportioned reception rooms, including a spacious main living room with a charming country feel. The modern kitchen is fitted with an array of wall, base, and tower units, complemented by premium granite work surfaces and a central feature island. High-end integrated appliances ensure that this kitchen meets all modern-day needs, while the adjacent formal dining room offers a perfect space for family meals and entertaining guests. The sunroom, which overlooks the well-tended garden, provides a serene setting for relaxation, bathing the room in natural light. A handy cloakroom and WC complete the ground floor layout.

The first floor offers four spacious family bedrooms, each neutrally decorated to enhance the natural light and countryside views. The master bedroom includes a luxurious dressing area and en-suite bathroom, providing an indulgent private space. The remaining three bedrooms are well-serviced by the main family bathroom, which is designed with modern fixtures for comfort and style.

Outside, the garden is an exceptional feature of this property, with around half an acre of formal gardens and an additional half acre of land adjoining. The expansive and meticulously maintained lawn is bordered by mature trees, plants, and shrubs, creating a peaceful and private outdoor haven. The stone patio terrace is perfect for alfresco dining and outdoor gatherings. The detached double garage includes a first-floor space currently used as a games room or office, but with the potential to be repurposed into a fifth bedroom or ancillary accommodation, subject to obtaining the usual relevant planning consent.

"Laurel Cottage" is not only a stunning property but also offers endless potential for future enhancements. With its generous proportions, idyllic location, and characterful charm, this cottage presents a unique opportunity for its next owners to enjoy countryside living at its finest and would perform admirably as a family home.





KEY FEATURES

- Prestigious Detached Home
- Four/Five Bedrooms
- Circa 3012 Square Feet
- Three Reception Rooms
- Modern Fitted Kitchen
- Approx. Half an Acre of Formal Gardens
- Additional Adjoining Half Acre of Land
- Detached Double Garage
- Driveway Parking
- Sought-After Semi-Rural Location







