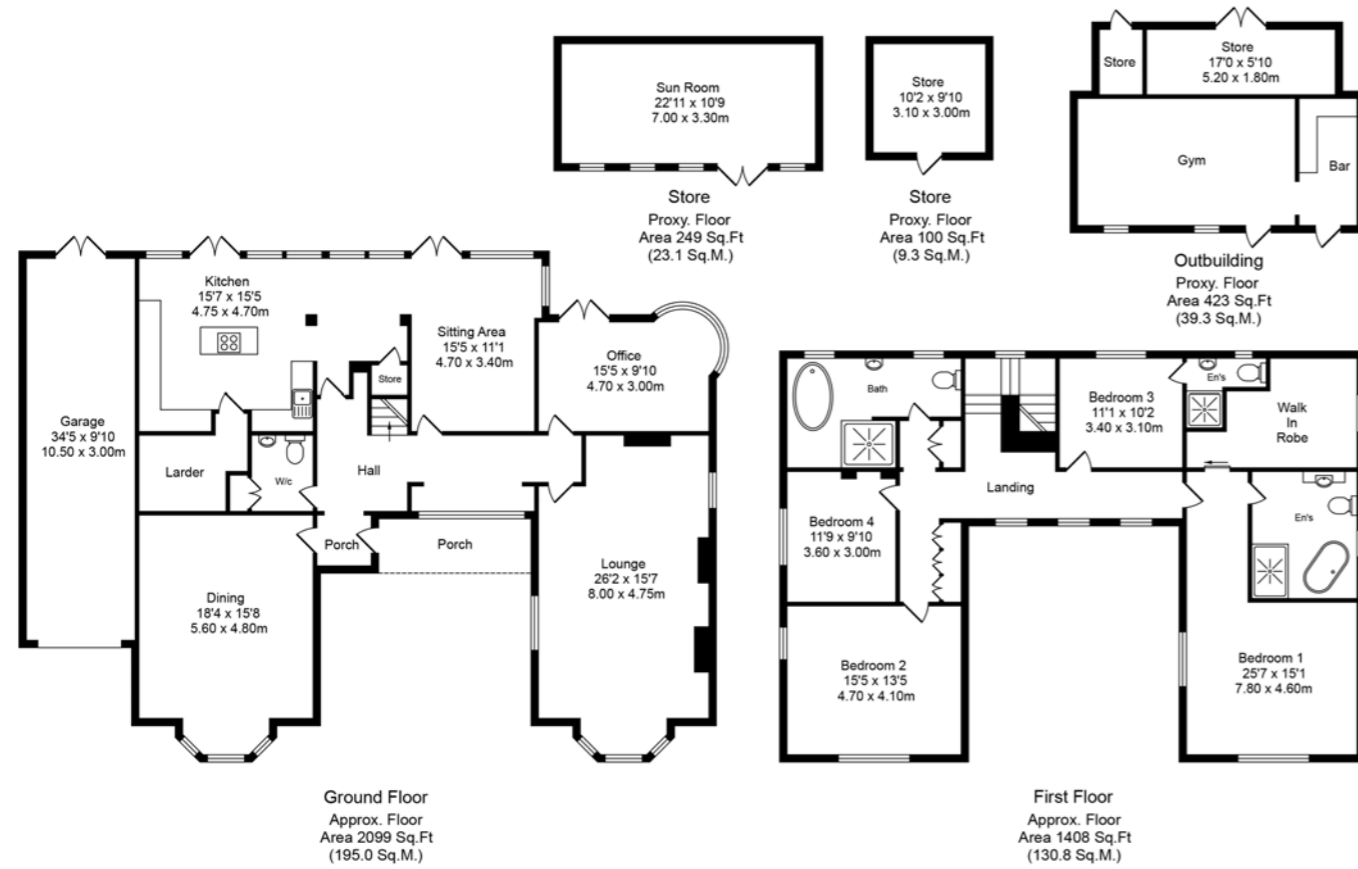




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 4279 Sq.ft. (397.5 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 present this prestigious four-bedroom detached residence, set within approximately one acre of beautifully landscaped grounds in the semi-rural location of Booths Lane, Aughton, West Lancs.

This truly unique property, known as "Clieves Hills Cottage," has been meticulously renovated to the highest standards, blending contemporary elegance with original character features. With expansive interiors, four dedicated reception rooms and a triple garage, this home offers an exceptional lifestyle opportunity. Located in a sought-after area, the property is close to highly regarded schools, local shops, and amenities, providing convenience without compromising on privacy.

Aughton is a picturesque area renowned for its peaceful surroundings, yet it offers excellent transport links for commuters. The property is conveniently located within easy reach of the M58 and M6 motorways, making Liverpool and Manchester easily accessible. For those preferring public transport, local train stations such as Town Green and Ormskirk provide direct services to major cities. Aughton also boasts a range of local amenities, including top-rated schools, boutique shops, and dining options, making it an ideal location for families and professionals alike.

As you approach the property, you are greeted by an impressive iron gated entrance leading to a large driveway, providing ample off-road parking. The exterior of the property is both striking and elegant, with a blend of traditional brickwork and modern enhancements, all set against the backdrop of meticulously maintained gardens. The charming facade, with its original period features, invites you into a home that exudes both grandeur and warmth.

The ground floor is exceptionally spacious, offering four beautifully appointed reception rooms, each with its own unique character. The large, open-plan kitchen is the heart of the home, featuring contemporary bespoke gold-toned cabinetry, a central island and high-end integrated appliances. This space is perfect for both family gatherings and entertaining guests. Additionally, the ground floor includes a convenient cloakroom and a well-designed WC, providing all the essentials for modern family living.

The first floor boasts four generously sized bedrooms, each thoughtfully designed for comfort and style. The principal bedroom and the third bedroom feature luxurious en-suite bathrooms, while the remaining bedrooms share a beautifully appointed family bathroom. All rooms include integrated wardrobes and storage solutions, ensuring ample space and practicality.

The expansive gardens surrounding the property offer numerous outdoor features, including a spacious sunroom, ideal for enjoying the warmer months. There is also a dedicated home gym with a bar area, perfect for fitness enthusiasts or those looking to unwind. The landscaped garden includes a large patio terrace, perfect for alfresco dining, and is bordered by mature trees and shrubs, providing a private and serene outdoor space.

Owning this stunning property means more than just acquiring a home; it offers a lifestyle of luxury, tranquillity, and convenience. From its spacious interiors to the expansive outdoor areas, "Clieves Hills Cottage" is a truly desirable residence that promises a high standard of living in a highly sought-after location. Whether you're looking for a family home, a view to enjoying equestrian facilities or simply wanting to acquire a truly exceptional property in one of West Lancashire's most prestigious regions, internal inspection is highly advised to fully appreciate the 4,279 square feet of living accommodation offered within.

