

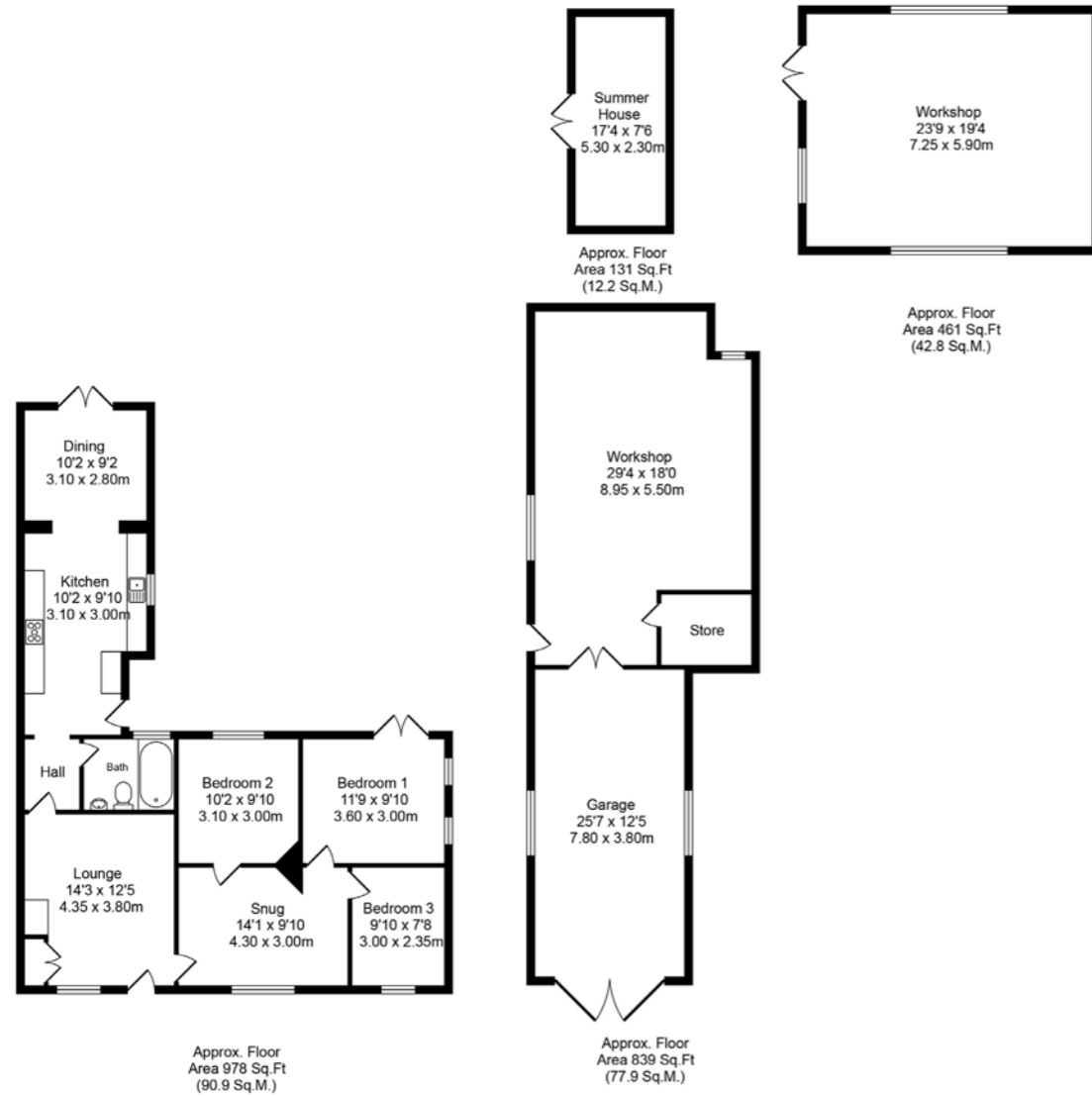


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

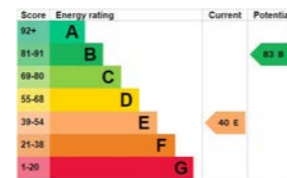
Total Approx. Floor Area 2409 Sq.ft. (223.8 Sq.M.)

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: C

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 and Phillips are excited to offer this truly unique three-bedroom semi-detached true bungalow, set within an expansive and private plot along Martin Lane in Burscough, West Lancs backing onto the picturesque Martin Mere wildfowl trust land. Nestled away from the bustle of town life, 'Henridge Cottage' presents an exceptional opportunity for those seeking a rural retreat with ample space, both inside and out. Its idyllic setting, surrounded by fields and farmland, makes it the perfect escape for anyone looking to enjoy peaceful countryside living, while still being within easy reach of nearby amenities.

Approaching the property, the first thing that stands out is its sense of privacy. Accessed via its own dedicated railway crossing, the home offers off-road parking as well as a large detached garage that caters well to families or hobbyists. Beyond the garage, an even larger workshop is attached, ideal for those in need of extra space for a variety of uses. An additional workshop adjacent to this could be re-purposed into a home office, gym, or even ancillary accommodation, subject to the necessary planning consents. These outbuildings offer fantastic potential for anyone seeking a blend of work and leisure space, or even for those with creative projects or hobbies that require room to spread out.

Stepping into the bungalow, you are greeted by a generously proportioned lounge, which immediately feels inviting and warm, thanks to the multi-fuel log-burning fireplace that serves as its centrepiece. This space is ideal for family gatherings or quiet evenings in, with enough room to accommodate various furniture arrangements. The adjoining kitchen continues the country charm, with a rustic aesthetic that perfectly suits its rural location. Offering a full range of wall, base, and tower units, the kitchen provides all the practicality of modern living with integrated appliances, yet retains a charming cottage feel through the use of contrasting work surfaces. The kitchen leads naturally into the dining room, a welcoming space for family meals or entertaining guests, which enjoys views and access to the rear garden through modern patio doors. In addition to the main living areas, the bungalow benefits from a second reception room, currently used as a snug. This versatile space could be adapted to suit the needs of the new owner, whether as a quiet reading room, home office, or children's playroom. Its cosy atmosphere complements the larger living areas, offering a more intimate space to unwind.

The property's three bedrooms are all well-proportioned, each neutrally decorated to offer a blank canvas for personalisation. The main bedroom stands out with its patio doors, which open directly onto the rear garden, offering serene views of the beautifully landscaped outdoor space. Waking up to this peaceful outlook is one of the many charms of this home, making it feel even more like a countryside retreat. The remaining bedrooms are equally spacious and versatile, with enough room to accommodate a growing family or visiting guests.

The modern family bathroom is conveniently located and well-appointed, offering a functional space with all the amenities needed for busy household routines. Its neutral décor allows for easy modernisation, should the new owners wish to update or personalise the space further.

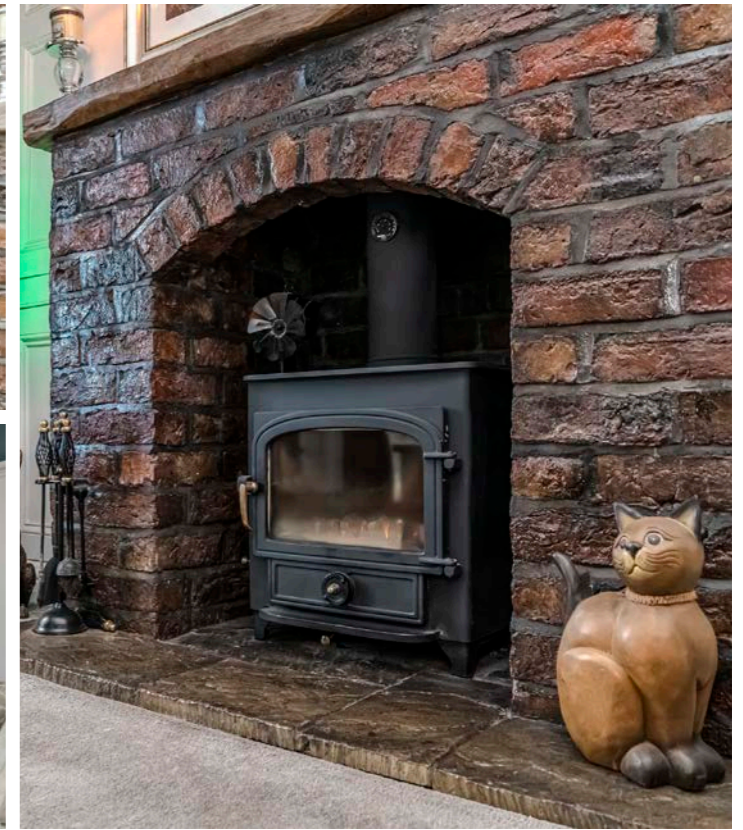
Outside, the property truly shines. The extensive garden plot is predominantly laid to lawn and thoughtfully stocked with a variety of plants, shrubs, and mature trees, creating a peaceful and private outdoor oasis. Tucked away within the garden is a spacious summer house, offering an additional space for relaxation, hobbies, or even entertaining. Whether you're looking for somewhere to enjoy your morning coffee or host family barbecues in the summer, this garden caters to a variety of outdoor lifestyles. The surrounding countryside not only enhances the sense of seclusion but also provides beautiful views and the feeling of being far from the everyday hustle and bustle.

This property extends to a generous 2,409 square feet, offering plenty of space for a range of lifestyle needs. Its flexibility, with the potential to further develop or re-purpose areas such as the workshops, adds to the overall appeal, making it a truly versatile home. For those looking to enjoy the benefits of countryside living without sacrificing convenience, this property is perfectly positioned.

Martin Lane itself is a peaceful country road, yet remains within easy reach of the amenities offered by nearby Burscough. The village is well-served by local shops, cafes, and supermarkets, making it easy to access everyday essentials. For families, there are well-regarded schools within close proximity, while excellent transport links provide convenient access to surrounding towns and cities, including Ormskirk, Southport and Liverpool. The nearby train station ensures that commuting or travelling further afield is hassle-free, and the motorway network is also within easy reach for those who need to travel by car.

In summary, this property offers a rare opportunity to enjoy the best of both worlds—a spacious and versatile home in a stunning rural location, with the potential for further personalisation and development. Whether you're looking for a family home, a countryside retreat, or an investment with potential for future growth, this bungalow ticks all the boxes. An internal inspection is highly recommended to fully appreciate everything this unique property has to offer.





KEY FEATURES

- Truly Unique Semi-Detached Bungalow
- Three Bedrooms
- Circa 2409 Square Feet
- Charming Fitted Kitchen
- Expansive Private Plot
- Established Rear Garden with Spacious Summerhouse
- Two Large Workshops
- Off-Road Parking
- Large Detached Garage
- Idyllic Setting





