

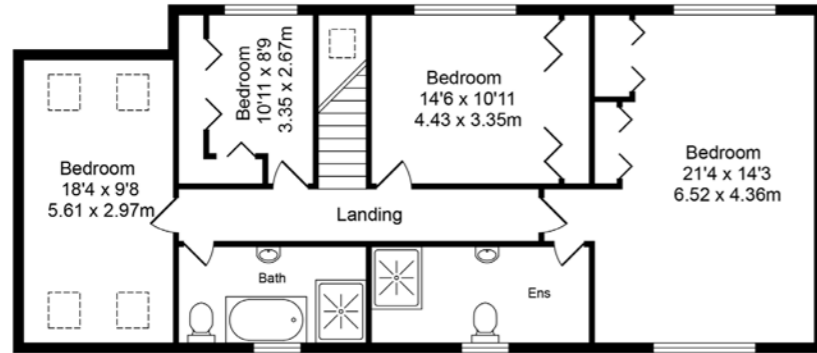


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

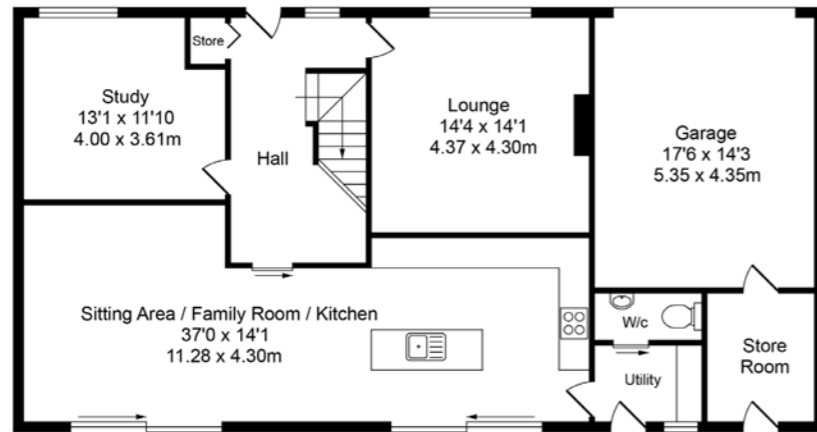
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 2418 Sq.ft. (224.6 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



First Floor
 Approx. Floor Area 1067 Sq.Ft (99.1 Sq.M.)



Ground Floor
 Approx. Floor Area 1351 Sq.Ft (125.5 Sq.M.)



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 and Phillips are delighted to present this exceptional, fully renovated four-bedroom detached home, ideally positioned along the highly sought-after Ruff Lane in the heart of Ormskirk, West Lancs.

Nestled amidst the tranquil, leafy surroundings of this peaceful country lane, 'Woodside' offers a blend of historic charm and contemporary sophistication, perfect for modern family living. The property has been thoughtfully updated to the highest of standards, making it a stunning and versatile residence from the moment you arrive.

Approaching the home, you are welcomed by a striking exterior that perfectly blends crisp white render with traditional red brick. The generous in-and-out block-paved driveway allows for ample parking and enhances the sense of space and convenience, while the lush, tree-lined backdrop adds a feeling of seclusion and privacy. As you step inside, the spacious reception hallway immediately sets the tone for what's to come – a home that's been designed with both comfort and style in mind.

The ground floor layout is both practical and elegant, offering three dedicated living areas, each immaculately presented with premium finishes. The living spaces are ideal for both relaxation and entertaining, with plenty of room to adapt to individual needs. Whether you envision a quiet reading nook, a family movie space, or a formal sitting room, these rooms offer a variety of possibilities to suit your lifestyle. Adjacent to these areas is a large, double integrated garage with electric doors, which could serve multiple uses beyond storage – perhaps as a workshop or additional utility space.

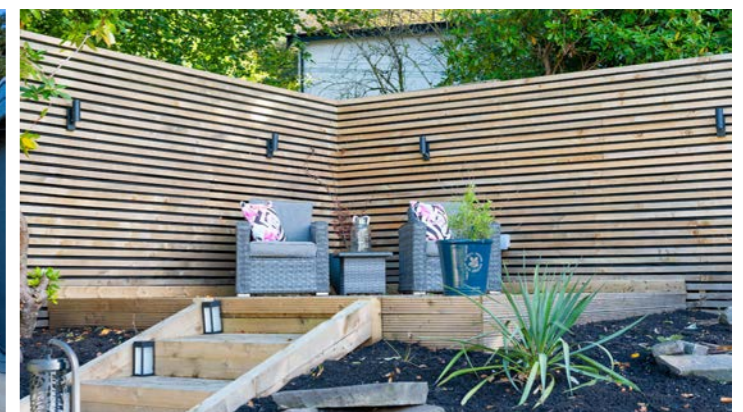
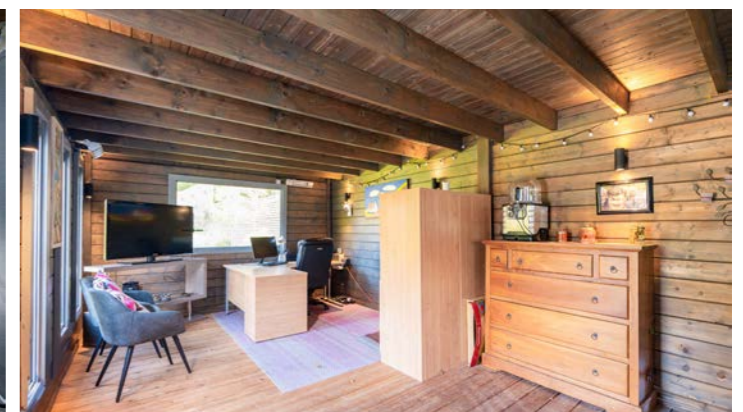
The true heart of the home is the breath-taking 37ft open-plan kitchen and dining area, designed to bring the family together and make everyday moments feel special. The kitchen is fitted with an impressive range of wall, base, and tower units, complemented by integrated appliances and stunning work surfaces. The central island adds both function and a touch of luxury, making it the perfect spot for casual dining, meal preparation, or catching up with friends over coffee. Flowing seamlessly from the kitchen, the dining area and living space are bathed in natural light, thanks to the premium sliding patio doors that span across the rear of the property. These doors lead directly out to the garden, making it effortless to step outside and enjoy the outdoors – perfect for hosting family gatherings or simply taking in the peaceful surroundings. Practicality is further enhanced on the ground floor with the inclusion of a separate utility room and a WC, providing essential everyday convenience.

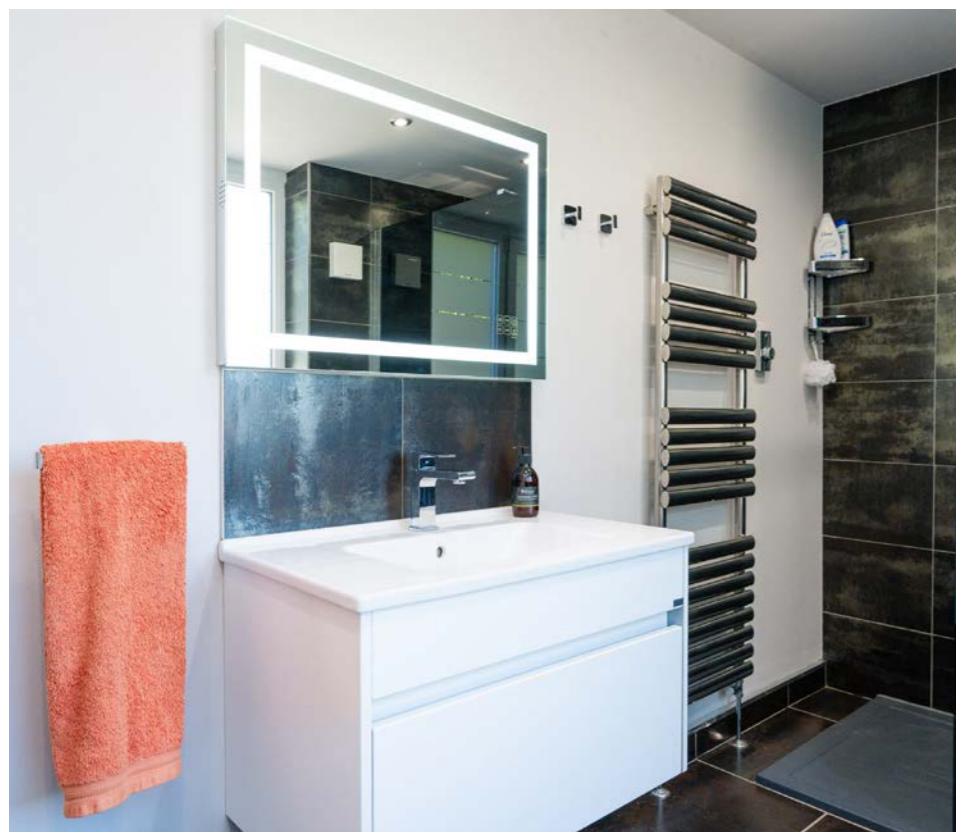
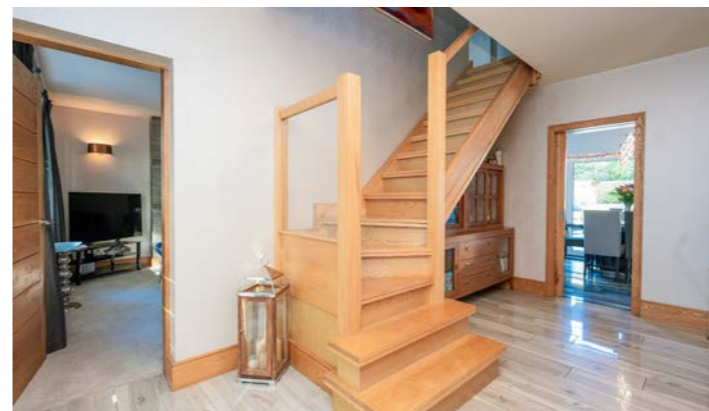
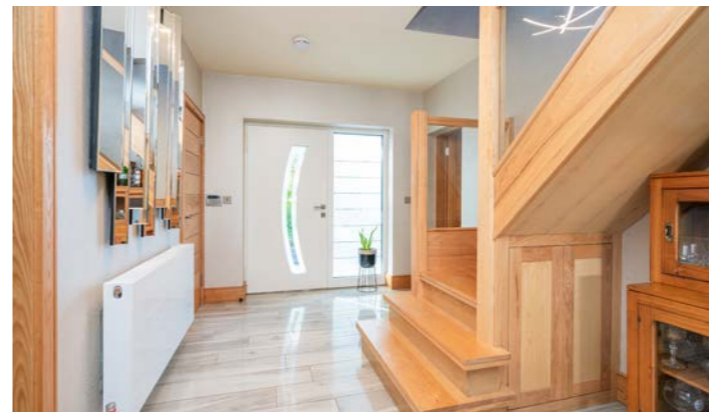
Moving upstairs, the first floor is home to four generously sized bedrooms, each offering a quiet retreat from the hustle and bustle of daily life. The main bedroom is particularly spacious, featuring a stylish dressing area and an en-suite bathroom that exudes luxury. With its sleek finishes and high-quality materials, this private space is perfect for unwinding after a long day. The remaining bedrooms are equally well-appointed, benefiting from premium fitted wardrobes and modern décor that will appeal to all members of the family. A large, tastefully designed family bathroom serves these rooms, ensuring everyone has access to comfort and convenience.

Stepping outside, the rear garden is a real highlight of the property. Extensively landscaped and boasting a private, tree-lined outlook, it provides a serene space for relaxation and recreation. A spacious patio area wraps around the property, offering plenty of room for outdoor seating and dining. Whether you're hosting summer barbecues or enjoying a quiet morning coffee, this space is sure to become a favourite spot. The rolling lawn is bordered by mature trees, plants, and shrubs, enhancing the feeling of privacy and connection with nature. A raised decking area catches the sun throughout the day, making it ideal for outdoor gatherings or simply soaking up the rays. For those seeking additional versatility, a large summer house at the rear of the garden offers endless possibilities. Whether used as a home office, a gym, or an entertainment room, it is fully equipped with gas central heating and double glazing, ensuring it can be enjoyed year-round.

Located in Ormskirk, the property enjoys a prime position close to a wide range of amenities. Ormskirk town centre is just a short distance away, offering a selection of independent shops, restaurants, and cafes. For families, there are several well-regarded schools nearby, making this an excellent choice for those with children. Transport links are also excellent, with easy access to major road networks and nearby train stations, ensuring convenient commutes to surrounding areas, including Liverpool and Preston.

In summary, 'Woodside' is a meticulously renovated family home that strikes a perfect balance between traditional charm and modern living. From its spacious, versatile layout to its beautifully landscaped gardens, every element of this property has been designed with attention to detail and an emphasis on quality. Approaching 2,500 square feet of first class living accommodation, this is a home that truly must be seen to be fully appreciated – and with its enviable location on Ruff Lane, it's an opportunity not to be missed.





KEY FEATURES

- Exceptional Detached Home
- Four Bedrooms
- Circa 2418 Square Feet
- Open Plan Kitchen and Dining Area
- Extensively Landscaped Rear Garden
- Large Summerhouse
- In & Out Driveway
- EV Charging Point
- Double Integrated Garage
- Prime Location



