



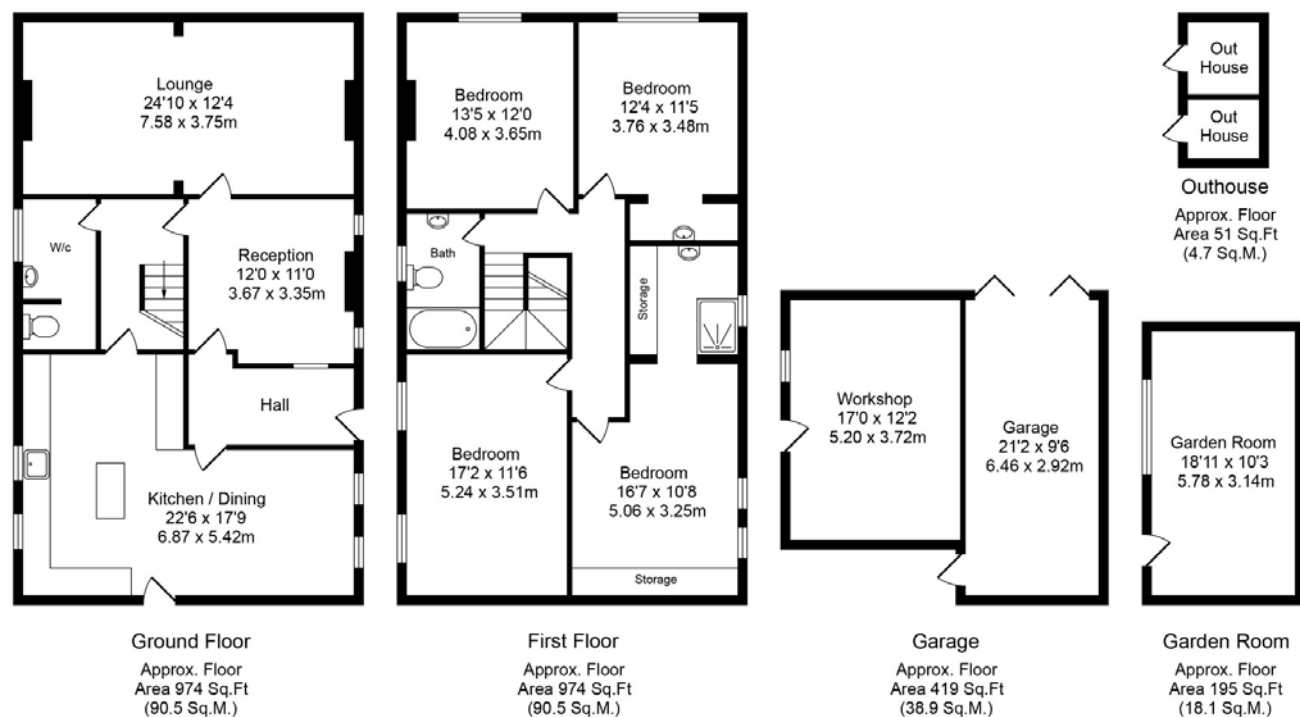
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 2613 Sq.ft. (242.7 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

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THE LUXURY PROPERTY SPECIALISTS

Pinfold Lane, Scarisbrick

A&P

Arnold and Phillips are thrilled to present Pinfold Cottage, an enchanting four-bedroom detached property that exudes historical charm and modern functionality. Set along the picturesque Pinfold Lane in Scarisbrick, West Lancashire, this home captures the essence of country living without sacrificing contemporary comforts.

Nestled within a substantial, tree-lined corner plot, Pinfold Cottage is Grade II listed to the front of the property only and offers ample privacy, warmth, and a wonderfully versatile space for today's discerning homebuyer. With its heritage stretching back to the early 1800s and thoughtful renovations through the years, this is a residence that has truly evolved into a comfortable and inviting family home.

As you arrive, you'll immediately notice the ample off-road parking, accommodating multiple vehicles with ease. This abundance of space is an ideal feature for those with growing families or those who love entertaining guests. The property's exterior has that quintessential 'chocolate box' look, with period character and charm evident in every brick of the front façade, honouring its Grade II listed status. The overall impression is one of calm and seclusion, framed by mature trees and hedging that create a natural border around the generous plot.

Upon entering, you're welcomed into a warm and inviting space that balances character details with a modern twist. The ground floor hosts two separate living rooms, each designed to be both functional and comfortable. These rooms provide ideal flexibility; whether used as a formal lounge and cosy family snug, or adapted to include a home office, these spaces are ready to accommodate a range of personal styles and requirements. Neutrally decorated and filled with natural light, these rooms create an atmosphere that feels both homely and refined.

At the heart of Pinfold Cottage is the impressive L-shaped open-plan dining kitchen. Recently modernised, this stylish kitchen features a well-thought-out layout with a selection of wall, base, and tower units for plentiful storage. Contrasting work surfaces add a touch of sophistication, while integrated appliances ensure a streamlined aesthetic. A central island creates an informal gathering spot, perfect for everything from weekday breakfasts to social gatherings. With direct access to the outdoor patio terraces, this kitchen space seamlessly connects indoor and outdoor living, making entertaining a breeze. A modern ground-floor bathroom, cleverly positioned for convenience, rounds out this level, ideal for guests or for use as a practical family washroom.

Upstairs, the first floor comprises four well-proportioned double bedrooms, all neutrally decorated to serve as a calm retreat. Each room benefits from pleasant views over the surrounding gardens, adding a touch of tranquillity to the everyday. The main bedroom features a contemporary en-suite bathroom, providing a private sanctuary within the home, while the remaining bedrooms are served by a generously sized and recently updated family bathroom. This layout offers both privacy and convenience for busy households, while also providing flexibility for alternative uses, such as a home office, nursery, or guest room.

Outside, Pinfold Cottage truly comes into its own with wrap-around gardens that have been lovingly maintained. Predominantly laid to lawn, these grounds offer endless possibilities for relaxation, play, and even future development. The garden is framed by mature trees, shrubs, and a mix of colourful plants that not only enhance the property's privacy but add an attractive natural backdrop to the outdoor space. There are generous patio terraces thoughtfully positioned for outdoor dining and entertaining, allowing you to enjoy the peaceful surroundings with friends and family. In addition, a collection of brick outbuildings adds another layer of versatility to the property. Currently used for storage, these buildings present an exciting opportunity for conversion to additional living space, whether a home office, workshop, or a charming garden studio, subject to planning consent.

Scarisbrick offers a perfect blend of rural peace and practical convenience. Pinfold Lane places you within easy reach of nearby Ormskirk and Southport, where a range of shopping, dining, and leisure amenities await. Excellent schools are located nearby, adding to the appeal for families, and the area is well-connected by transport links to Liverpool and Manchester, making this an ideal base for commuting. For those who value both countryside living and accessibility, Pinfold Cottage is an exceptional find.

This is a property that blends history with modern living in a way that feels effortless. With its spacious layout, quality upgrades, and further potential to personalise, Pinfold Cottage is more than just a home – it's a lifestyle choice for those who seek charm, privacy, and convenience nestled within a semi-rural retreat. Internal inspection is highly recommended to appreciate all that this property has to offer.





KEY FEATURES

- Enchanting Detached Home
- Grade II Listed
- Four Bedrooms
- Circa 2613 Square Feet
- Impressive Open-Plan Dining Kitchen
- Beautiful Wrap-Around Gardens
- Collection of Brick Outbuildings
- Ample Off-Road Parking
- Substantial Corner Plot





