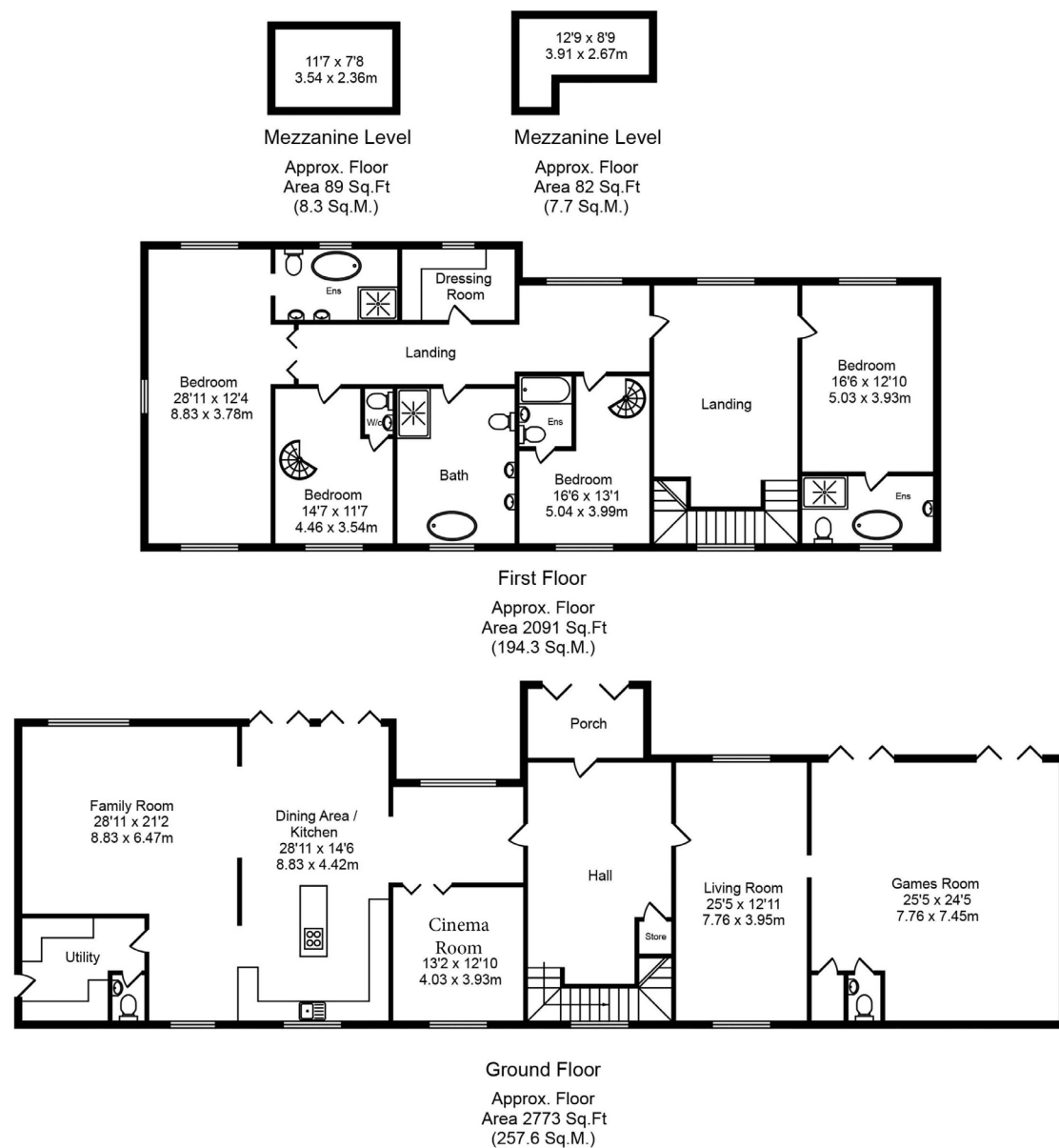




Ormskirk: 01695 570102
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Chorley: 01257 241173

ARNOLD & PHILLIPS
ESTATE AGENTS



Tenure: We are advised by our client that the property is Council Tax Band:

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.

BEAUTIFUL HOMES FOR EVERY LIFESTYLE

Butchers Lane, Aughton
Asking Price £1,300,000

A&P

This quite stunning detached barn conversion offers over 5000 sq ft of luxury country living. Tucked away behind electronic gates in a quiet position adjacent to open greenbelt farmland, this bespoke, stone and slate home is set in one of the most exclusive locations in West Lancashire.

Mill House Barn is simply breath taking, with a specification that links the barn's farming past yet speaks to today's buyers' contemporary tastes. With high quality fixtures and fittings throughout, the home has recently been fully refurbished to include brand new furniture and accessories and offers a truly a unique opportunity to buy a turnkey home in a privileged location. The home exudes charm and style, offering the perfect balance of traditional, retained features combined with contemporary country chic. With high vaulted ceilings, exposed timber beams and plenty of windows to admire the views, this is a welcoming home with tasteful interiors, you'll be hard pushed to find a more perfect country hideaway.

The property has recently been the subject of a comprehensive program of renovation and has a simply stunning interior which cannot fail to impress even the most fastidious of purchasers. Concentrating on details and finishing touches is clearly of the utmost importance to our clients and the impeccable interior design demonstrates this exceptionally well with beautiful floor coverings, tasteful decor, a stunning kitchen and stylish sanitary ware throughout its seven bathrooms.

As soon as you enter the property into the double height reception hallway you immediately see this is a luxurious home and the state of impress continues throughout each beautiful room. The accommodation flows fabulously and offers a practical floor plan that is as perfect for everyday living as it is for entertaining on a grand scale. Brief highlights include entrance porch, reception hallway, lounge, sitting room, a huge games room with a bar and fully operation beer pumps, and a simply breath-taking kitchen which is open to a dining area and family room. For film buffs, movie nights are an extraordinary experience in the cinema room, where plush seating offer the perfect environment for relaxing with friends and family. The ground floor is rounded off with cloaks rooms/wc's and a practical utility room.

On the first floor the gallery landing area gives way to four luxurious bedrooms, a dressing room and a family bathroom. Each bedroom affords its own stylish en-suite with bedrooms three and four having bespoke fitted bedroom furniture along with dressing room mezzanine levels. The main dressing room also has bespoke fitted furniture with the lavish master suite affording a four-piece bathroom with stand-alone bath. The family bathroom offers a five-piece suite with his and hers vanity units, bespoke cabinetry, shower, low level wc and a stand-alone bath.

With so many salient selling points it is almost impossible to pick one particular highlight, however the professional grade dining kitchen is surely worthy of special mention, being a huge open plan space that is just perfect for entertaining with a breakfast bar, centre island, bi folding doors out into the gardens and a fantastic array of cabinetry with ample workspace, a range of Siemens appliances including two ovens, a steam oven and a microwave oven, along with an induction hob, extractor, dishwasher and fridge freezer.

The exterior spaces are equally as impressive as the interior with the grounds being accessed via electronic gates that give way to extensive parking. The grounds are fully enclosed and extend to around one acre and are totally private with swathes of well-kept lawns bordered by mature hedging and planting, there are also numerous patio areas for outdoor dining and entertaining. The area is noted for its fine individual homes and its agricultural traditions, but despite its rural location the property is far from remote with easy access to Ormskirk, the M58 & M57 motorways and Liverpool city centre. Other benefits include 'Warmup' underfloor heating, a high specification alarm and CCTV security systems, electric skylights, and double glazing.





Key Features

Stunning Barn Conversion

Over 5000 Sq Ft

Four Bedrooms
(All With En- Suites)

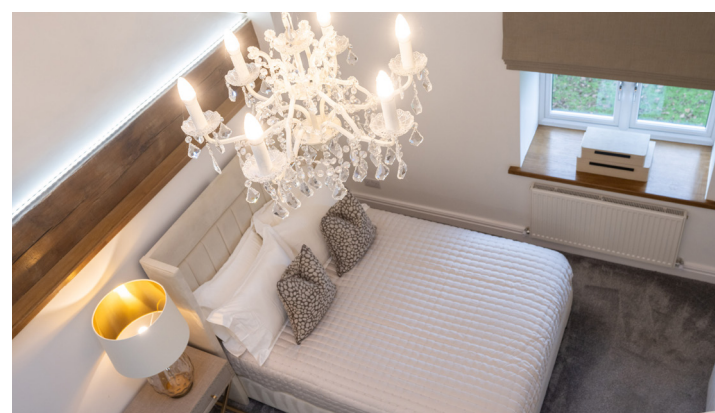
Luxurious Finish Throughout

Professional Grade
Dining Kitchen

Extensive Parking

Fully Enclosed Grounds
Extending To Circa 1 Acre





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Butchers Lane, Aughton

A&P



