



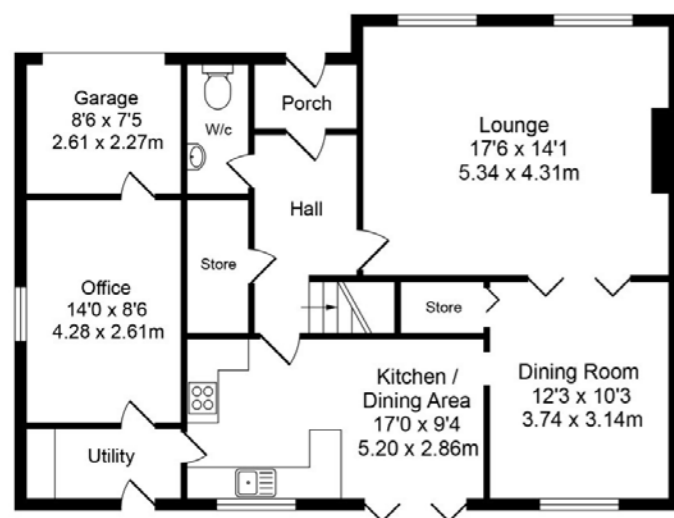
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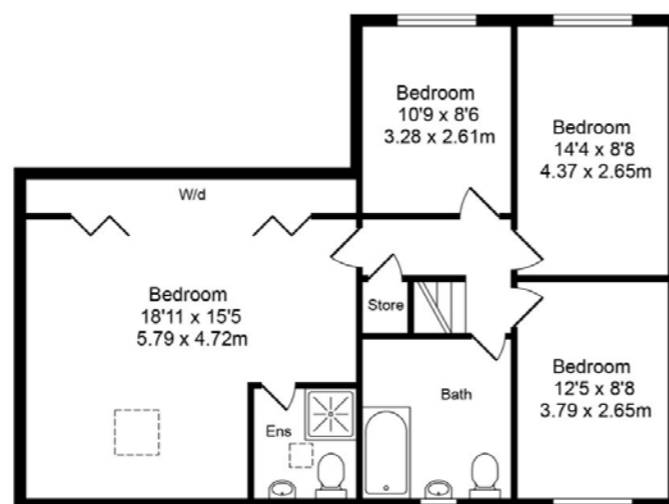
ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1790 Sq.ft. (166.3 Sq.M.)

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



Ground Floor
Approx. Floor
Area 958 Sq.Ft
(89.0 Sq.M.)



First Floor
Approx. Floor
Area 832 Sq.Ft
(77.3 Sq.M.)



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

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.

THE LUXURY PROPERTY SPECIALISTS

Moorfield Lane, Scarisbrick

A&P

Arnold and Phillips are delighted to offer for sale this beautifully renovated four-bedroom semi-detached family home, perfectly positioned on a generous plot along the highly sought-after Moorfield Lane in Scarisbrick, West Lancs. Combining semi-rural charm with contemporary living, this property offers a perfect balance of functionality, style, and comfort for modern family life.

Set back from the lane, the property welcomes you with an expansive driveway capable of accommodating multiple vehicles, leading to an integrated garage. The well-maintained frontage gives an immediate sense of care and attention, with neat hedgerows and a lush lawn creating a pleasant first impression. The front porch provides a useful buffer between the outside and the main home, offering a practical space to kick off boots after enjoying nearby countryside walks.

Stepping into the spacious hallway, the home immediately unfolds into a thoughtful layout designed to meet the demands of day-to-day living while offering plenty of flexibility for entertaining. The main living room, positioned at the front of the property, benefits from a dual-window arrangement that allows light to filter through, enhancing the room's generous proportions. A feature fireplace serves as an attractive focal point and adds a cosy element to the space, perfect for relaxing on cooler evenings. Flowing seamlessly from the living room is the dining room, an inviting area ideal for hosting family meals or entertaining friends. The sense of connectivity between these two spaces ensures the home feels open, airy, and cohesive.

At the rear, the heart of the home comes into view with a stunning open-plan dining kitchen. Renovated to a high standard, this area caters effortlessly to both everyday living and social occasions. Fitted with sleek wall, base, and tower units, the kitchen offers plenty of storage, while integrated appliances provide a streamlined and functional finish. Contrasting work surfaces and a feature breakfast bar add a modern flair, offering a space for casual dining, catching up with the family, or working from home with a coffee to hand. Bi-folding doors open out onto the garden, blurring the boundaries between indoor and outdoor spaces and flooding the area with natural light during the day. On the right-hand side of the property, further practicality comes to the fore. A spacious office provides a private and peaceful area for remote working or study, whilst the adjoining utility room offers excellent additional storage and laundry facilities, ensuring the kitchen remains free from clutter. The integrated garage is another asset, perfect for storage, a workshop, or future conversion potential depending on your needs.

Ascending to the first floor, the home continues to impress with four well-proportioned double bedrooms, each neutrally decorated to offer a calming blank canvas for new owners. All rooms enjoy picturesque countryside views, enhancing the property's semi-rural appeal. The main bedroom benefits from its own luxurious en-suite bathroom, fitted with modern fixtures that elevate the space to a personal retreat. The remaining three bedrooms are served by the family bathroom, which features a contemporary suite including a bath with overhead shower, WC, and wash hand basin – stylish, practical, and designed with busy family life in mind.

Externally, the rear garden is a standout feature. Designed to make the most of its generous plot, the space has been thoughtfully developed to provide distinct zones for relaxation, play, and entertaining. The newly installed composite decking, complete with an overhead pergola, creates a private and tranquil outdoor living area that connects seamlessly with the main house via the patio doors. Whether you're enjoying your morning coffee in the sun or hosting summer gatherings, this space adapts to suit any occasion. Surrounding the decking, a premium patio terrace provides additional seating options, ideal for soaking up the garden's peaceful atmosphere. Beyond the hard landscaping, rolling lawns extend to the rear, bordered by mature trees and established planting that offer privacy and a lush green outlook. The overall effect is one of serenity and escape, a rare and valuable asset for a family home.

Situated in the ever-desirable area of Scarisbrick, this home strikes an ideal balance between countryside living and convenience. Local amenities are easily accessible, with nearby shops, supermarkets, and eateries catering to daily needs. For families, excellent local schools are within reach, offering a choice of quality education options. Transport links are strong, with Ormskirk and Southport just a short drive away, offering rail connections and a wider array of shops, restaurants, and entertainment facilities. The area is also known for its scenic walking and cycling routes, allowing residents to make the most of the surrounding countryside.

With approximately 1,800 square feet of living space, gas central heating, and double glazing throughout, this exceptional property is designed to meet the expectations of modern living without compromising on charm or character. Its blend of spacious interiors, high-quality finishes, and enviable outdoor space makes it a home that can truly grow with you and your family. Internal inspection is highly advised to fully appreciate the thoughtful renovations, premium finishes, and unique setting on offer. If you've been searching for a family home that ticks all the boxes, this property on Moorfield Lane may be the one.





KEY FEATURES

Beautifully Renovated Semi-Detached Home

Four Bedrooms

Circa 1790 Square Feet

Stunning Open Plan Dining Kitchen

Generous Plot

Thoughtfully Designed Rear Garden

Newly-Installed Composite Decking with Overhead Pergola

Picturesque Countryside Views

Expansive Driveway & Integrated Garage

