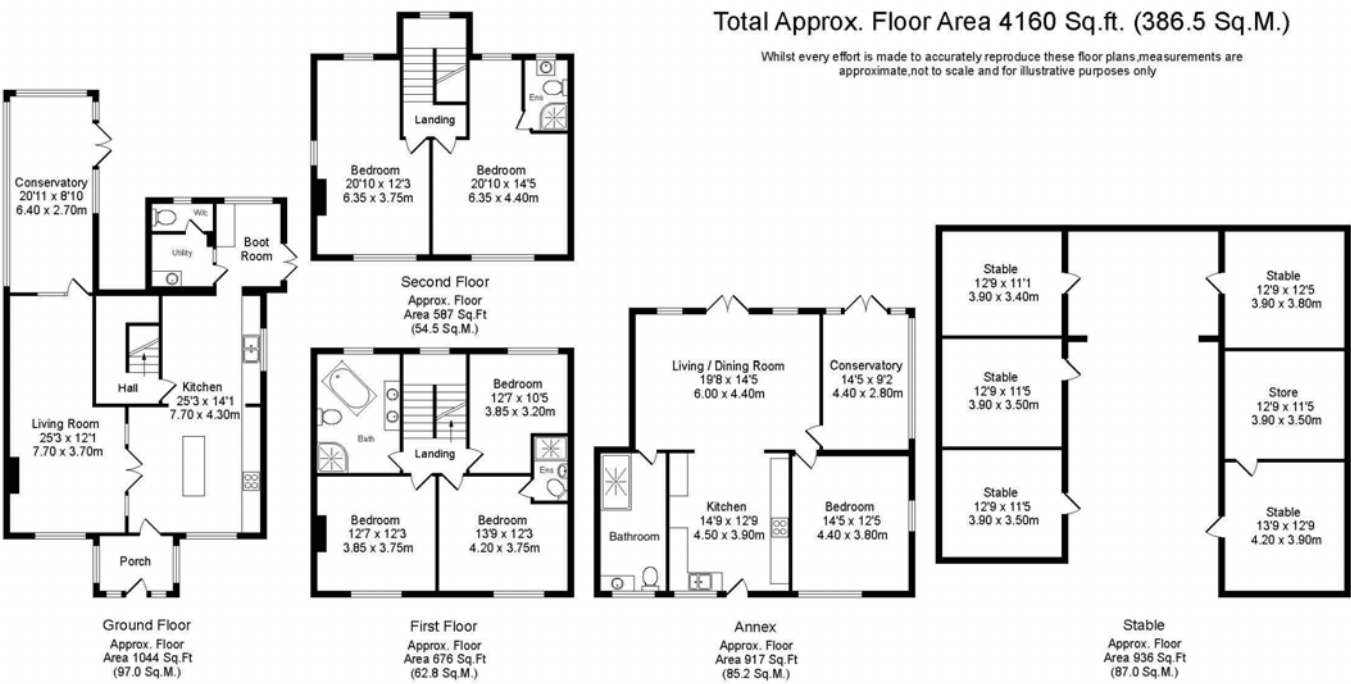




Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

ARNOLD & PHILLIPS  
 ESTATE AGENTS



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

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THE LUXURY PROPERTY SPECIALISTS

Liverpool Road, Bickerstaffe

A&P



Arnold and Phillips are delighted to present this unique five-bedroom detached family home, complete with a recently renovated one-bedroom detached annexe, six timber stables, and equestrian facilities. Set within approximately two acres along the semi-rural Liverpool Road in the sought-after village of Bickerstaffe, West Lancs, this property offers an impressive blend of versatility, modern comfort, and country living. For those seeking additional space, the option to rent a further eight acres of land is available by separate negotiation.

Approached via a private driveway, the home immediately makes a striking impression. The drive provides ample off-road parking for multiple vehicles, ensuring practicality for busy households or gatherings. Surrounded by uninterrupted countryside views, the approach is both peaceful and picturesque, offering a sense of privacy and seclusion while still being accessible.

Upon entering the main house, you are welcomed by a thoughtfully designed layout that effortlessly balances functionality with contemporary style. The ground floor centres around a recently installed modern kitchen, featuring an array of sleek wall, base, and tower units complemented by contrasting work surfaces. The integrated appliances and central feature island make this space not only visually appealing but also highly practical for both family life and entertaining. Adjacent to the kitchen is a bright and airy dining area, perfectly suited for everyday meals or more formal occasions. The main living room is generously proportioned and features a contemporary fireplace as its focal point, creating a warm and inviting atmosphere. From here, double doors lead to a spacious garden room conservatory, offering a versatile space with views of the surrounding gardens.

Further enhancing the ground floor is a utility room, a convenient WC, and a separate boot room, ideal for countryside living. These practical additions ensure that the home caters to the demands of modern family life without compromising on style or comfort.

The first floor boasts three well-proportioned double bedrooms, each neutrally decorated to provide a blank canvas for personalisation. The second bedroom benefits from a private en-suite, while the main family bathroom is a standout feature, complete with a free-standing slipper bath, corner shower, dual vanity basins, and a WC. Moving to the second floor, you'll find two additional double bedrooms, one of which includes its own en-suite, offering flexibility for family or guests.

The detached annexe is a real highlight of this property, having been recently renovated to an exceptional standard. It features a central fitted kitchen with premium finishes, flowing into an open-plan dining and living area, which is beautifully illuminated by modern patio doors. A charming conservatory provides an additional living space, while a spacious double bedroom and a luxurious shower room with WC and vanity basin complete this self-contained accommodation. The annexe presents a range of opportunities, whether for multigenerational living, guest accommodation, or potential rental income.

Externally, the property offers established private gardens, perfect for enjoying outdoor meals or simply unwinding. For equestrian enthusiasts, the six timber stables, a well-maintained menage, and several paddocks are an undeniable draw. The facilities are ready for immediate use, with the potential afforded by the land available to rent greatly increasing the potential of the combined proposition as a whole. For those who may not have equestrian needs, these spaces could be adapted for alternative uses, such as hobby farming, storage, or recreational pursuits.

Bickerstaffe is a charming village that offers a perfect blend of rural tranquillity and modern convenience. The property is ideally positioned for access to local schools, making it an excellent choice for families. Nearby towns such as Ormskirk and Rainford provide a range of shopping options, independent cafes, and restaurants, while excellent transport links, including proximity to the M58 motorway, ensure easy commutes to Liverpool, Manchester, and beyond. The surrounding countryside offers countless walking and cycling routes, ideal for those who enjoy an active outdoor lifestyle.

This is a home that truly has it all - spacious living accommodation, versatile additional spaces, and unrivalled equestrian potential, all set within a beautiful rural location. Whether you're looking for a forever family home, a property that can accommodate extended family, or a lifestyle change to embrace the countryside, this unique offering deserves to be seen to be fully appreciated. We invite you to arrange a viewing and discover all that this exceptional property has to offer.



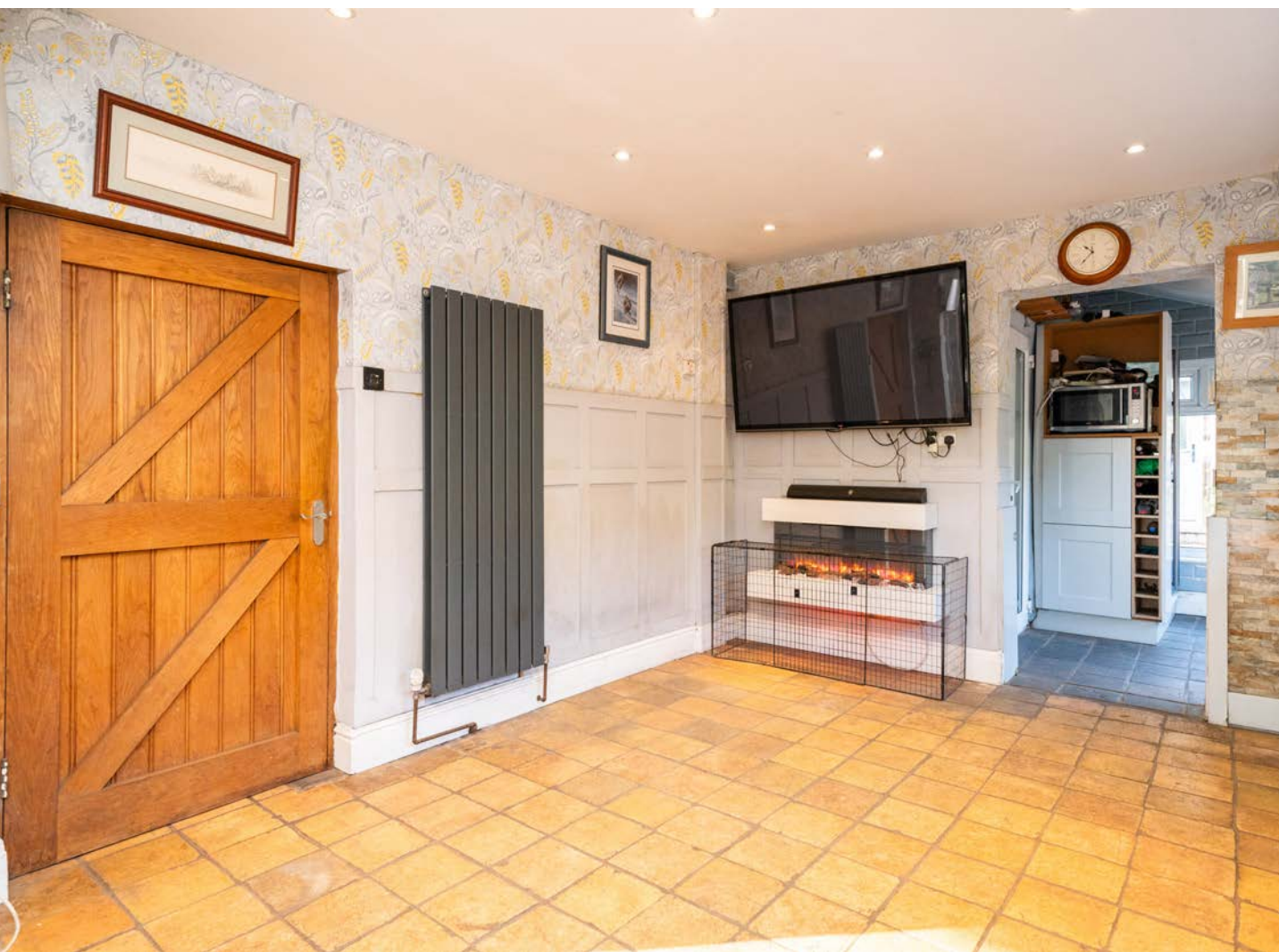
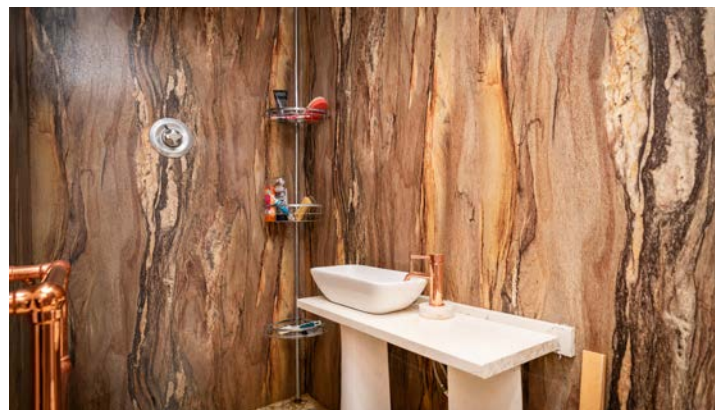
















Additional 8 acres available for rent upon separate negotiation