



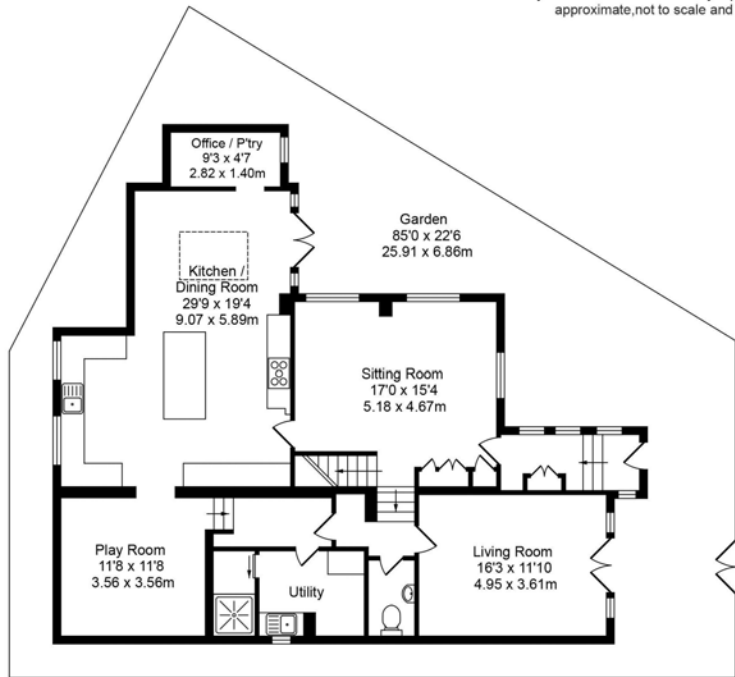
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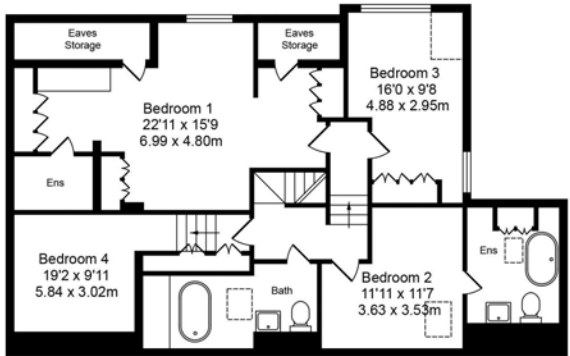
ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 2501 Sq.ft. (232.4 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 1349 Sq.Ft
(125.3 Sq.M.)



First Floor
Approx. Floor
Area 1098 Sq.Ft
(102.0 Sq.M.)

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

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

Granville Park West, Aughton

A&P

All too rarely does the property market present a truly exceptional gem - a home that radiates character and warmth in every corner. Arnold & Phillips are delighted to introduce such a remarkable property, recently extended and upgraded to offer approximately 2,500 square feet of exquisite living space, nestled in the heart of Granville Park, widely regarded as West Lancashire's most prestigious address. This enchanting residence, over a century old, artfully combines timeless character with modern comforts, featuring tasteful finishes and high-quality fixtures that create an inviting atmosphere throughout.

As you step inside, you are greeted by a warm and welcoming entrance hallway adorned with elegant tiled flooring, leading you gracefully into the sitting room. Here, attractive cherry wood flooring and dual-aspect windows flood the space with natural light, creating a bright and airy ambiance.

The breathtaking kitchen serves as the heart of the home, boasting bespoke hand-painted cabinetry, an impressive island with a stunning granite waterfall edge, and a built-in wine fridge for the connoisseur. This culinary haven also includes a microwave, dishwasher, and a range cooker, making it a dream for any home chef. The open-plan dining area, crowned by a striking sky lantern, seamlessly connects to the south-facing patio, providing the perfect setting for morning coffees or evening gatherings over fine wine. Just off the kitchen, a versatile space serves as either a home office or an expansive pantry, complete with a sun protection blind for added comfort.

Adjacent to the kitchen, you'll find a delightful playroom, which could easily transform into an additional entertaining space, a larger office, or a cosy library. The second reception room features stylish Karndean flooring - continuing throughout the kitchen, playroom, and inner hallways - and dual-aspect windows, creating a snug haven for family gatherings.

Convenience is key with a handy combination utility and shower room, accessible from all main living areas, making daily life a breeze. A separate downstairs cloakroom rounds off the practical living spaces on the ground floor.

As you ascend to the first floor, you'll discover the master bedroom, which boasts bespoke cabinetry, a dedicated dressing area, and a luxurious ensuite shower room. The second double bedroom also features bespoke cabinetry and its own ensuite bathroom, while the third and fourth bedrooms comfortably accommodate double beds and share an opulent family bathroom. All bathrooms are adorned with elegant Calacatta tiles, adding a touch of sophistication.

The beautifully landscaped garden, basking in a south-west facing position, is a true outdoor retreat. It includes a designated BBQ area, and a south-facing patio finished with porcelain tiles, perfect for entertaining or enjoying quiet moments. The professionally fitted artificial lawn features a full irrigation system and a maintenance contract, ensuring a lush, green space year-round.

The property is securely positioned behind two sets of electric gates, offering parking for several vehicles. Additional features include gas central heating, a four-year-old boiler still under warranty, and an electric car charger conveniently located on the driveway.

This unique home, rich in character and charm, presents an unparalleled opportunity to enjoy a prestigious lifestyle in one of the North West's finest addresses. Embrace the chance to make this extraordinary property your own!





KEY FEATURES

Remarkable Home

Four Bedrooms

Circa 2501 Square Feet

Stunning Bespoke Kitchen

Beautifully Landscaped Rear Garden

Professionally Fitted Artificial Lawn

Driveway Parking

Electric Car Charger

Gated Access



