



Ormskirk: 01695 570102  
Southport: 01704 778668  
arnoldandphillips.com

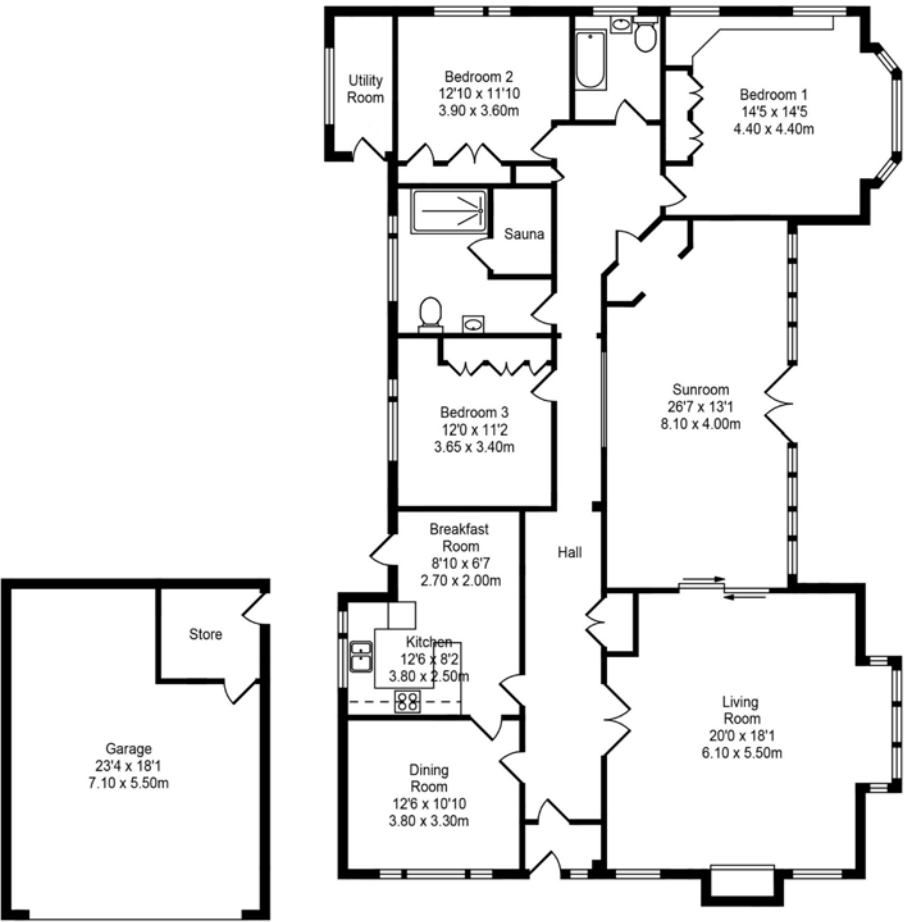
Parbold: 01257 442789  
Chorley: 01257 241173

ARNOLD & PHILLIPS  
ESTATE AGENTS

### Hesketh Lane

Total Approx. Floor Area 2500 Sq.ft. (232.25 Sq.M.)

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

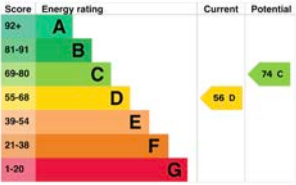


Approx. Floor Area 420 Sq Ft (39.02 Sq.M.)

Approx. Floor Area 2080 Sq Ft (193.23 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](http://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

Hesketh Lane, Tarleton

A&P



Arnold and Phillips are delighted to offer for sale this charming and well-positioned four-bedroom detached bungalow, set discreetly along a private lane off Hesketh Lane in Tarleton, West Lancs. 'Meadow View', as the name suggests, offers truly stunning panoramic views across the surrounding countryside, providing a tranquil and picturesque setting for its owners. Nestled within a generous 0.5-acre plot, this home combines traditional character with modern convenience, making it an ideal choice for those seeking a peaceful retreat with plenty of space both inside and out.

The property's attractive frontage welcomes you into a home that is both private and inviting. A large driveway provides ample off-road parking for multiple vehicles, offering great convenience for families, guests, or those with multiple cars. The beautifully established gardens that surround the bungalow only add to its appeal, creating a peaceful, private environment that is ideal for relaxation and outdoor enjoyment.

Internally, Meadow View extends to an impressive 2,500 square feet, offering generous proportions and versatile living spaces. The two dedicated living rooms provide ample room for family gatherings or quiet relaxation. The main living room is particularly light and airy, thanks to its dual aspect bay windows that not only frame beautiful views of the countryside but also allow natural light to flood the space. This room, with its comfortable layout, is the perfect setting for both casual and formal occasions.

Central to the home is a spacious sunroom that provides the perfect spot to enjoy the scenic outlook all year round. This room offers a lovely sense of openness and is the ideal space to unwind, read a book, or simply take in the views. Currently, the fourth double bedroom is being used as a formal dining room by the present owners, offering further flexibility in how the space can be utilised to suit individual needs.

The fitted kitchen offers an abundance of wall and base units, providing excellent storage options. Integrated appliances, contrasting work surfaces and a breakfast bar make the space both functional and stylish. Whether you're an avid cook or simply enjoy a quick meal, this kitchen provides all the space and features necessary for day-to-day living.

The property benefits from two family bathrooms, the larger of the two provides a walk-in shower, WC and vanity wash hand basin as well as a timber sauna, perfect for those looking to unwind in style after a long day. The second bathroom comprises a bath, WC and wash hand basin.

Externally, the property is further complemented by a large detached double garage that includes a utility area, offering potential for additional storage or even development, should the new owners desire. The loft space is extensive and provides significant potential for conversion, whether you wish to extend the property further or explore options for creating additional living areas.

Set within the generous grounds, there are numerous areas to enjoy the outdoors. Ample patio terraces surround the bungalow, providing the perfect spots for outdoor gatherings or simply enjoying the peaceful, scenic vistas over the countryside. Whether you're hosting friends and family or just looking for a quiet corner to relax, the space offers versatility and room for all activities.

Meadow View offers an enviable combination of privacy, space, and scenic views, making it an exceptional home for those seeking a true bungalow with room for further development. Bungalows with such potential and outlooks are a rarity on the market, and this property is truly one-of-a-kind. Early viewing is strongly advised to fully appreciate what is on offer here.

Located in the village of Tarleton, the property enjoys a peaceful rural setting yet remains well-connected to local amenities. Nearby, you'll find a selection of shops, schools, and leisure facilities, ensuring that everything you need is within easy reach. For commuters, the nearby road links offer access to larger towns and cities, making this property ideal for those who want the best of both worlds – a countryside retreat with easy access to essential services and transport routes.

This well-maintained bungalow, with its stunning outlook, generous proportions, and development potential, presents a rare opportunity that shouldn't be missed. If you're looking for a home with plenty of space, flexibility, and a peaceful setting, Meadow View is sure to impress.







#### KEY FEATURES

Charming Detached Bungalow

Four Bedrooms

Circa 2500 Square Feet

Fitted Kitchen

Spacious Sunroom

Generous 0.5 Acre Plot

Beautiful Gardens

Stunning Views of Surrounding  
Countryside

Peaceful Rural Setting

Detached Double Garage &  
Ample Off-Road Parking





