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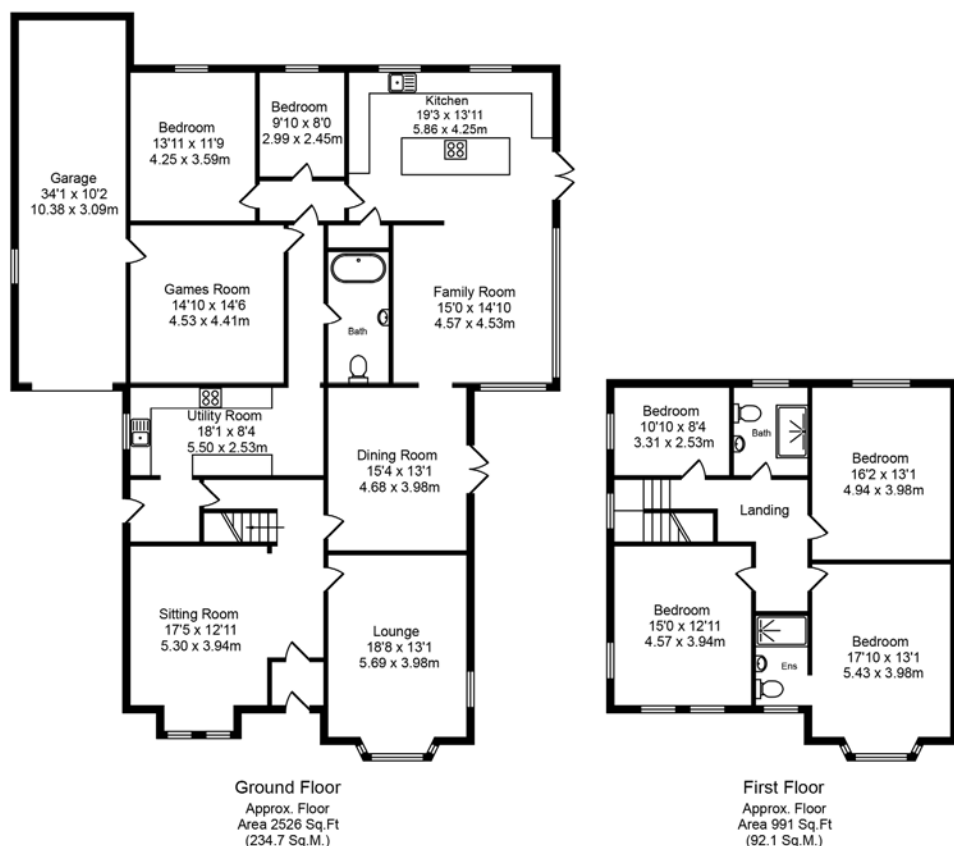
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ARNOLD & PHILLIPS
ESTATE AGENTS

Church Road, Bickerstaffe

Total Approx. Floor Area 3517 Sq.ft. (326.8 Sq.M.)

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



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

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

Church Road, Bickerstaffe

A&P

Arnold and Phillips are delighted to present this exceptional six-bedroom period property, thoughtfully transformed into a beautifully appointed family home. Marrying timeless character with contemporary refinement, this residence spans approximately 3,500 square feet, offering an abundance of versatile living space designed for both comfort and functionality. Rarely does a property of this calibre come to market, making this an unmissable opportunity for those seeking a substantial, ready-to-move-into home in a well-connected and desirable location.

The property's exterior reflects its period heritage, with classic architectural detailing and an inviting presence. A well-maintained frontage provides a warm welcome, while a private driveway offers ample parking. The entrance to the home is equally impressive, setting the tone for the refined interiors beyond. Stepping inside, the spacious hallway immediately gives a sense of scale and flow, with high ceilings and beautifully finished flooring enhancing the grandeur of the space.

The ground floor is designed with flexibility in mind, featuring five separate reception rooms, each catering to different aspects of family life. Whether it's a formal living space for entertaining, a relaxed family lounge, or a dedicated games room, this home accommodates a wide variety of lifestyle needs. Each room is finished to the highest standard, with meticulous attention to detail in the choice of materials and finishes. A seamless blend of modern convenience and period charm ensures the home retains its character while providing a practical and stylish environment.

The kitchen is a standout feature, designed to serve as the heart of the home. Fully modernised and equipped with high-specification appliances, it boasts sleek cabinetry, premium work surfaces, and ample storage. A generously sized dining area sits adjacent, making it an ideal space for everyday meals and hosting guests. The open-plan feel of this section of the house enhances the ease of use, ensuring a natural flow between cooking, dining, and relaxing. Large windows and well-placed lighting create a bright and welcoming atmosphere without being overpowering.

Upstairs, four well-proportioned bedrooms offer plenty of space for a growing family or those who frequently host guests. Each bedroom provides a comfortable and private retreat, with stylish décor that complements the home's sophisticated aesthetic. The principal bedroom is particularly impressive, offering ample space for additional furnishings, a beautifully finished en-suite, and built-in storage solutions. The remaining bedrooms are equally well-appointed, each maintaining a high level of finish, ensuring that no compromise is made on comfort or style.

The bathrooms have been designed with modern lifestyles in mind, featuring high-quality fixtures, sleek tiling, and contemporary fittings that offer both practicality and elegance. Each space has been carefully considered to provide a relaxing environment, enhancing the overall appeal of the home.

The outdoor space further enhances this property's desirability. A well-proportioned garden offers a mix of landscaped areas and usable lawn space, perfect for children to play or for social gatherings. There is a designated seating area, ideal for making the most of warmer months and outdoor entertaining. Thoughtful planting ensures a level of privacy while still allowing the garden to feel open and inviting.

Beyond the home itself, the location adds further appeal. Situated in a sought-after area, the property benefits from excellent transport links, making commuting straightforward. Local amenities, including shops, restaurants, and leisure facilities, are all within easy reach, ensuring convenience for day-to-day living. Families will also appreciate the proximity to well-regarded schools, further adding to the home's suitability for those looking for a long-term residence.

This rare opportunity to acquire a substantial, fully modernised period property should not be overlooked. Every detail has been carefully considered, creating a home that perfectly balances historic charm with contemporary living. Whether you're looking for space, style, or simply a property that is ready to move into with no compromises, this exceptional home delivers on all fronts. For further details or to arrange a viewing, please get in touch.

