



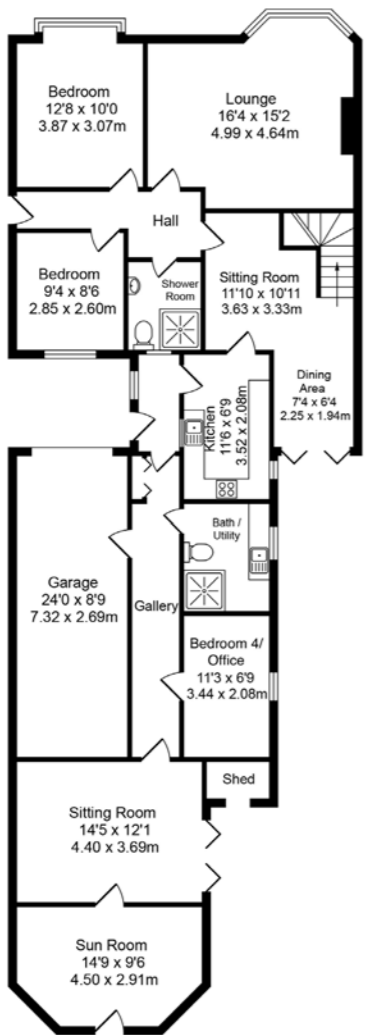
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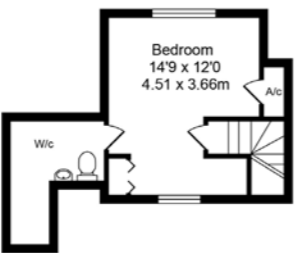
ARNOLD & PHILLIPS
ESTATE AGENTS

Grimshaw Lane, Ormskirk
Total Approx. Floor Area 1862 Sq.ft. (173.0 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 1619 Sq.Ft
(150.4 Sq.M.)



First Floor
Approx. Floor
Area 243 Sq.Ft
(22.6 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

Grimshaw Lane, Ormskirk

A&P

Arnold and Phillips are delighted to present 'The Old Dairy', a charming three/four-bedroom semi-detached dormer bungalow nestled along the popular Grimshaw Lane in the heart of Ormskirk, West Lancs. Offering the perfect blend of modern comfort and its unique commercial past, this property presents a spacious and versatile home, ideal for those seeking a central location with easy access to local amenities. With the town centre and rail station just a short walk away, this home is perfect for commuters and those who appreciate being within close proximity to shops, restaurants, and schools.

The property's double bay-fronted facade creates a welcoming first impression, enhanced by a well-maintained front garden and private driveway offering off-road parking for multiple vehicles. The exterior of the property reflects the spaciousness found within, which makes 'The Old Dairy' such a standout. Stepping inside, you are greeted by a large, airy entrance hallway that sets the tone for the rest of the home. The ground floor is home to three well-proportioned bedrooms, with the third bedroom currently being used as a home office. This flexible space is perfect for those working from home, or it could easily be adapted to suit other needs such as a hobby room or guest bedroom.

A standout feature of the property is the four dedicated reception rooms. These rooms are well-sized and offer a variety of options for creating a living space that suits your personal style. Whether you're looking to host family gatherings, create a cosy sitting room, or even set up a playroom or entertainment space, there is ample room to make this home your own. The generous proportions of the rooms are a real advantage, making it feel open and inviting.

The heart of the home is the kitchen, which is well-equipped with a range of timber wall and base units, offering plenty of storage. Integrated appliances and contrasting work surfaces add a practical and stylish touch. This kitchen provides a wonderful space for preparing meals, and there's enough room for a dining area, making it perfect for family mealtimes or casual entertaining. The adjoining utility room offers additional convenience, while the 1.5 integrated garage provides extra storage or the potential for conversion depending on your needs.

Two modern family shower rooms are located on the ground floor, one at the front and one at the rear, providing excellent facilities for a growing family or guests. Both are finished to a high standard, with contemporary fittings and a clean, neutral design that will suit a variety of tastes.

On the first floor, you'll find the fourth bedroom, a spacious double room with the added benefit of an en-suite bathroom. This private retreat offers a peaceful space for parents, guests, or older children. The en-suite bathroom is well-appointed and ensures that this top floor bedroom has all the conveniences you could need.

Externally, the property enjoys a private, established garden that wraps around the rear. The space is perfect for outdoor living, with a large, well-maintained patio area that's ideal for dining or relaxing outdoors, whether for casual lunches, evening barbecues, or simply unwinding after a long day. The gardens are bordered by mature plants and shrubs, offering a sense of privacy and tranquillity. The turfed lawns are ideal for children or pets to play, adding to the property's appeal as a family-friendly home.

This home offers an abundance of potential, with an adaptable floor plan that could be easily tailored to suit your individual needs. Whether you're looking to upsize or downsize, this versatile property would work well for a variety of lifestyles. It offers plenty of space for a growing family, but it could also appeal to those seeking a more manageable home without compromising on space or comfort.

With gas central heating, double glazing, and generous proportions throughout, 'The Old Dairy' presents a rare opportunity to purchase a well-maintained property with further potential for personalisation. Internal inspection is highly recommended to fully appreciate the space, layout, and the scope for creating a home that perfectly suits your needs.

Situated in the heart of Ormskirk, you are within easy reach of all local amenities, including excellent schools, shops, and transport links, making this the ideal location for families, professionals, or anyone seeking a well-connected, yet peaceful place to call home. Whether you are looking to make this property your forever home or simply need space to grow into, 'The Old Dairy' offers something for everyone.





KEY FEATURES

Charming Semi-Detached
Dormer Bungalow

Three/Four Bedrooms

Circa 1862 Square Feet

Well-Equipped Fitted Kitchen

Private & Well-Established
Rear Garden

Driveway Parking

1.5 Integrated Garage

Popular Location







