



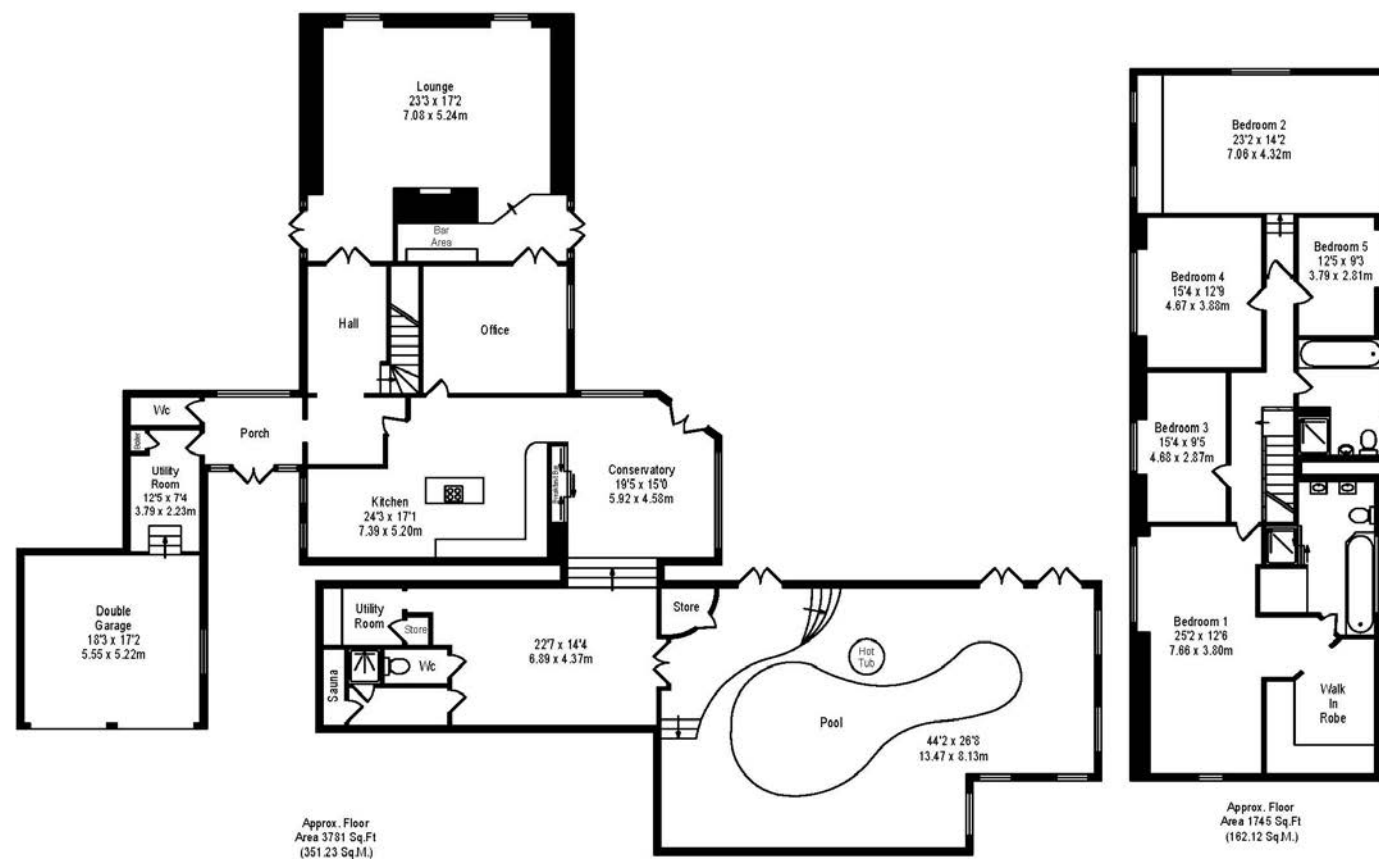
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ARNOLD & PHILLIPS  
ESTATE AGENTS

# The Coaching House, Elmers Green Lane Total Approx. Floor Area 5526 Sq.ft. (513.35 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](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

Elmers Green Lane, Skelmersdale

A&P



‘The Coaching House’ a seamless blend of space, light, and elegance, offering a refined lifestyle in a truly stunning environment. Spanning over 5,400 square feet of exquisitely finished living space, this special home is perfectly tailored for both relaxation and entertaining, making it a superb choice for contemporary family living.

As you step inside, a generous entrance hallway greets you, leading to a well-appointed laundry room that provides convenient access to the double garage, alongside a handy WC and delightful views of the rear garden. The expansive hallway, enhanced by a striking glass staircase, imbues the home with a sense of openness and fluidity, creating an inviting atmosphere throughout the ground floor.

To the rear of the home, the formal main living area stands out, drenched in natural light from its elegant arched windows and flanked by two sets of double doors that open onto the outdoor space. This room serves as an ideal setting for family gatherings, featuring a stylish fireplace that elegantly separates it from a hidden bar area, adding a contemporary flair to the classic design. The integrated surround sound system elevates the ambience, making it a perfect space for entertaining guests.

The impressive open plan kitchen, dining & living area presents a versatile hub for family life. Finished with sophisticated high-gloss units with sleek handle-less doors and ambient LED lighting, the kitchen offers abundant storage and a suite of integrated appliances, including an expansive American-style fridge freezer. A cosy nook within the kitchen provides a delightful spot for casual seating, while the generous dining space comfortably fits an eight-seater table. The unique glass roof, adorned with rattan blinds, allows natural light to flood the area while providing views of the gardens, making every meal a special occasion.

Adjacent to the kitchen, a dedicated home office offers a quiet sanctuary for work, conveniently connecting back to the main living area. The exceptional leisure facilities further enhance the allure of this home, featuring a well-equipped gym, an additional WC, a utility room, and a modern sauna complete with a shower room. The crowning glory is the indoor swimming pool, designed with a Grecian-inspired aesthetic, embellished with cream floor-to-ceiling tiles, stunning mosaic features, and elegant Greek sculptures. This fabulous leisure space, complete with a jacuzzi and relaxing loungers, offers the ultimate private retreat, perfect for year-round enjoyment.

Ascend to the first floor, where the magnificent main bedroom awaits - a true sanctuary that radiates sophistication. The spacious sleeping area boasts unique arched windows and a serene colour palette that promotes tranquillity. Furnished with an exquisite four-poster bed, this elegant retreat also includes a generous floor-to-ceiling walk-in wardrobe, providing ample storage. The en-suite bathroom is nothing short of luxurious, featuring a freestanding slipper bath with intricately designed gold-plated feet, a spacious double walk-in shower, and dual wash basins, all designed to create a serene oasis for relaxation.

Continuing along the upstairs landing, you will discover three additional double bedrooms, each filled with an abundance of natural light and tastefully decorated. The fifth bedroom, which spans the entire width of the home, showcases a distinctive roofline and a versatile layout, currently serving as both a bedroom and a games room, offering flexibility for various needs. The family bathroom is thoughtfully designed, featuring modern grey floor-to-ceiling tiles, a separate walk-in shower, a free-standing bath, and contemporary fixtures.

Outside, the property boasts two single garages with electric doors, while the beautifully landscaped gardens, extend to three-quarters of an acre. With expansive lawns, charming garden structures, and ample space for entertaining, this home is perfect for gatherings or peaceful moments of solitude. At the rear, a stunning hand-crafted pond teeming with fish adds a serene element to the landscape.

Designed with privacy and security in mind, the property is enveloped by lush greenery and shrubs, creating a secluded haven. The home is equipped with cutting-edge technology, including an advanced alarm system and electronically controlled lighting, enhancing the overall living experience.

Located in the sought-after semi-rural area of Elmers Green, this residence backs directly onto Beacon Country Park, striking the ideal balance between tranquillity and convenience. With its rich historical charm and proximity to local amenities, this home truly represents an exceptional opportunity to embrace a luxurious lifestyle.







#### KEY FEATURES

Truly Stunning Home

Five Bedrooms

Circa 5526 Square Feet

Impressive Open Plan Kitchen,  
Dining & Living Area

Indoor Swimming Pool

Well-Equipped Gym & Modern  
Sauna

Beautifully Landscaped Gardens  
Spanning to ¾ of an Acre

Two Single Garages

Advanced Alarm System and  
Electronically Controlled Lighting





