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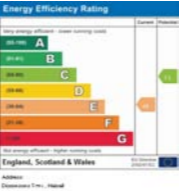
ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 5254 Sq.ft. (488.1 Sq.M.)

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



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THE LUXURY PROPERTY SPECIALISTS

Dicconsons Lane, Halsall

A&P

A handsome facade, bespoke living spaces and gorgeous surroundings come together in this magnificent equestrian residence. Affording a two-acre plot with private formal gardens, a paddock, kitchen garden, an orchard and numerous outbuildings including stables and a barn (with potential living quarters). Nestled at the foot of Clieves Hill the home affords privacy, rural views and offers total tranquility with just shy of 3000 square feet of unrivalled living space.

The embodiment of countryside living at its finest, the home is characterised by accommodation and outside space that ensures total harmony between the desire for seclusion and the pleasure of entertaining - internal inspection really is essential! Brief highlights include reception room/hallway with feature fireplace, a 300 sq ft lounge with dual aspects, sitting room with decorative cast iron fireplace, large formal dining room, breakfast kitchen and a bespoke character conservatory with French doors out into the beautiful gardens. The breakfast kitchen makes a lasting impact with its array of stylish modern units, granite work surfaces, centre island, breakfast bar and an AGA. French doors lead from the kitchen out onto the patio making it a fabulous room for entertaining and just perfect for the family lifestyle. On the first floor there are four double bedrooms and two bathrooms. All the bedrooms include fitted bedroom furniture with the two bathrooms both having three-piece suites in classic white.

This fabulous gated retreat is a truly exciting proposition for the equestrian enthusiast with its paddock, two stable blocks (currently configured as two stables, an open shelter and large, secure tack/feed room) and further detached barn with an original stable/store room, and garaging for three cars. This slated, largely brick built building provides 1954 square feet of space and makes for ideal ancillary accommodation with another four generous sized rooms set over two floors, including washing and toilet facilities, and could serve as an entertainment suite/gym complex beyond the current use as a music room and home office/den. There is also a large greenhouse and extensive parking with room for horseboxes and space for up to 15 cars.

The outstanding formal gardens are quite simply breath-taking and surround the property, enveloping it with an almost park like feel. An horticulturist's dream, and the result of many years of love and dedication, the gardens include numerous areas to relax and escape from the hustle and bustle of daily life. Along with well-kept lawned areas there are an abundance of beautiful and interesting flora and mature trees which ensure privacy, whilst delightful patios make fabulous areas for al-fresco dining or even those more populous gatherings where guests can enjoy a glass of wine or two in the prettiest of settings.

Despite its rural location the property is situated in a convenient position just a few miles from the historic market town of Ormskirk and within easy reach of the popular seaside resort of Southport; in the surrounding area you will find several quiet village pubs, a rainbow trout fishery, and an 18-hole championship golf course. For those interested in education there are a small collection of parish schools, including Halsall St Cuthbert's CE Primary School which has recently received an OFSTED Outstanding Rating as well as the area's renowned coeducational independent school, Scarisbrick Hall. Nearby Ormskirk and Southport also offer a wide selection of schools, at both primary and secondary level, and further education colleges, including Ormskirk's prestigious Edge Hill University. This truly unique property simply must be viewed to appreciate the charm and character that it has to offer.





KEY FEATURES

MAGNIFICENT
EQUESTRIAN PROPERTY

SET ON A LARGE PLOT
EXTENDING TO CIRCA TWO ACRES

ALMOST 3000 SQ FT OF
LIVING SPACE

FOUR BEDROOMS

300 SQ FT LOUNGE

STABLES

BARN (1954 SQ FT -
WITH POTENTIAL LIVING
QUARTERS & GARAGING FOR
THREE CARS)

BEAUTIFUL RURAL LOCATION







