



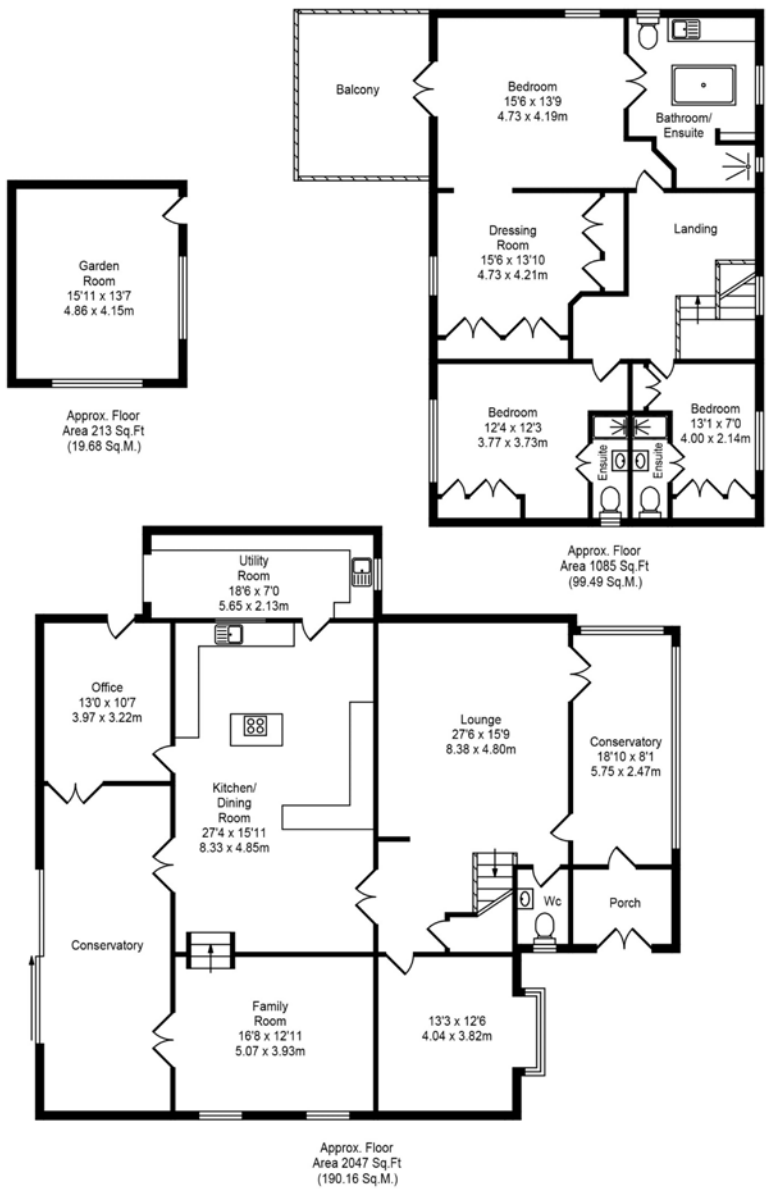
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 3330 Sq.ft. (309.33 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: 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. 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

Longfold, Mere Brow

A&P

Arnold and Phillips are pleased to present this impressive three/four-bedroom detached family home, positioned privately within the exclusive and sought-after 'Longfold' development in Mere Brow, West Lancs.

Offering over 3,300 square feet of flexible living space, this property combines privacy, practicality, and abundant potential, making it an excellent choice for modern family living.

Set back from the road, the property boasts a private driveway, offering ample off-road parking and an attractive modern exterior. The approach is both practical and inviting, giving a sense of exclusivity while remaining low-maintenance for busy families. Upon entry, the home unfolds into a series of generous and versatile reception rooms, providing a wealth of space that can be adapted to suit your lifestyle.

The ground floor layout is impressively versatile, with no fewer than five reception rooms. At the heart of the home, the main living area has been thoughtfully opened up to create a contemporary open-plan space, perfect for spending time with family or entertaining guests. The fitted kitchen combines style and functionality, featuring an array of wall, base, and tower units with integrated appliances and sleek contrasting work-surfaces, as well as a breakfast bar for casual dining. This space is designed to accommodate the demands of daily life while offering a modern aesthetic.

Two conservatories extend the living space, providing tranquil spots to enjoy views of the beautifully landscaped gardens, while an office offers the perfect solution for home working. The additional reception rooms on the ground floor could be used as formal dining areas, playrooms, or cosy family rooms, offering incredible flexibility to cater to a range of needs.

Upstairs, the first floor comprises three well-proportioned bedrooms, all of which feature fitted wardrobes and neutral décor, creating calm and inviting spaces. The main bedroom is a standout feature of the home, offering a generously sized sleeping area, a luxurious en-suite bathroom, and the added benefit of an adjoining private balcony. This picturesque outdoor space provides the perfect place to relax while taking in views of the rear garden. A fourth bedroom has been re-purposed into a spacious dressing room for the main suite, but could easily be reinstated as a bedroom with the simple addition of a stud wall, should you require the extra sleeping space. The remaining bedrooms are served by compact en-suite bathrooms, ensuring convenience and privacy for family members or guests.

The property's private rear garden is a real highlight, having been landscaped to a high standard with multiple areas of interest. Established planting borders provide a sense of seclusion, while several patio terraces create ideal spaces for outdoor entertaining or relaxing with family. A newly constructed summerhouse offers further versatility, whether as a dedicated office, an entertainment room, or even ancillary accommodation. The garden has been thoughtfully designed to offer year-round enjoyment with minimal maintenance required.

Situated in the desirable village of Mere Brow, this home combines the charm of a rural community with excellent access to nearby amenities. The property is ideally located for families, with well-regarded schools and local shops within easy reach. For those who enjoy the outdoors, the surrounding countryside provides plenty of opportunities for walking, cycling, and exploring. Excellent transport links connect the property to nearby Southport and Tarleton, while the motorway network ensures straightforward commutes to Preston, Liverpool, and beyond.

While some light cosmetic modernisation would enhance this property further, the extensive square footage, gas central heating, and double glazing throughout make it a solid and versatile family home that's ready to move into. Internal inspection is highly recommended to fully appreciate the scope and potential of this exceptional property. Don't miss the chance to make this spacious home your own.



