



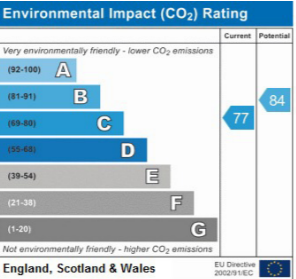
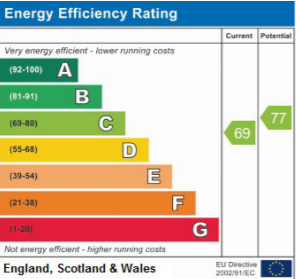
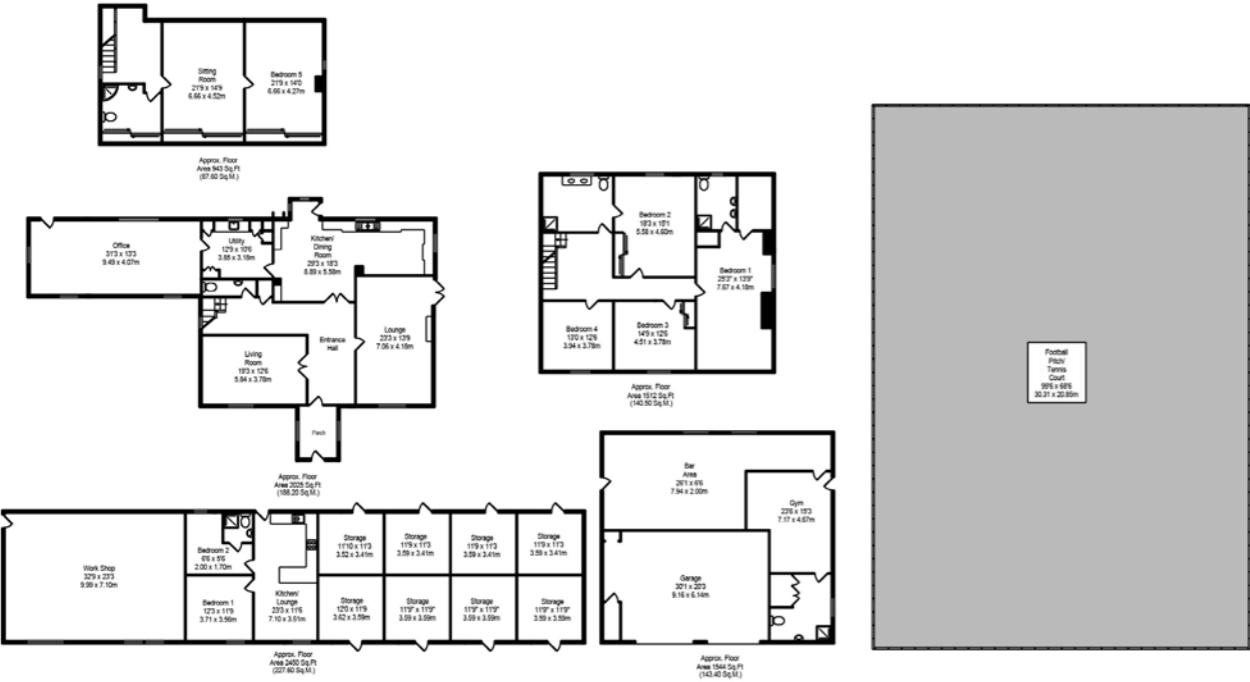
Fir Tree Lane,Aughton



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Total Approx. Floor Area 8474 Sq.ft. (787.30 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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Asking Price £1,695,000

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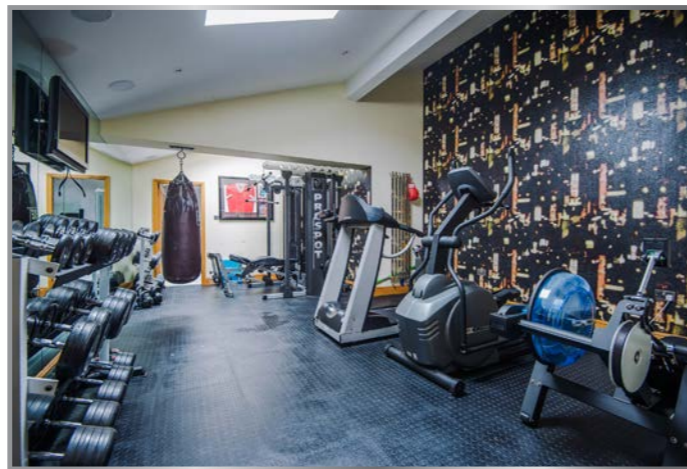
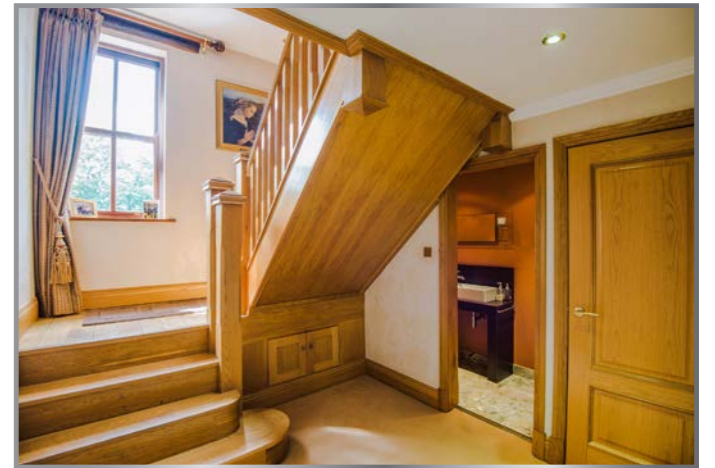
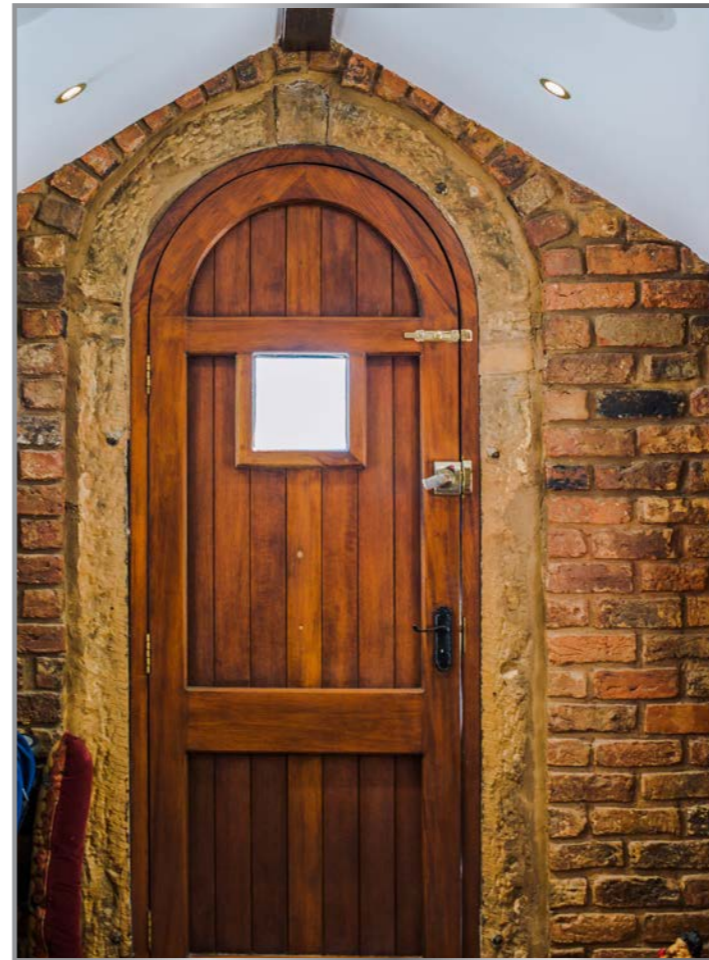
This extraordinary five-bedroom residence is sited amongst 2.5 pristine acres of land and gardens in highly desirable rural Aughton, one of the region's most sought after locations. With many original features, abundant natural light, and luxurious finishes throughout, this secluded and discreet property is spread over more than 8400 sq ft and was completely refurbished in 2005 to an extremely high standard. The property boasts a superbly equipped chef's kitchen, several large living areas including a lounge, living room, home office, dining area, a utility room, five double bedrooms, a dressing room and three bathrooms. Further amenities include a quite breathtaking entertaining suite with a games room, bar area, a gym and a sauna with shower facilities.

Gated access ensures the home offers a quiet, private retreat from the outside world and outside, lush greenery abounds, with verdant gardens, a paddock, and a large carp pond. The property has huge potential for equestrian use with eight stables, a tack room, self-contained ancillary accommodation for a stable hand and a large outbuilding of approximately 6700 square feet which is currently utilised as an indoor football pitch but would be ideal as an indoor riding arena. A long, illuminated driveway leads to extensive forecourt parking and a 600 square foot three car garage.

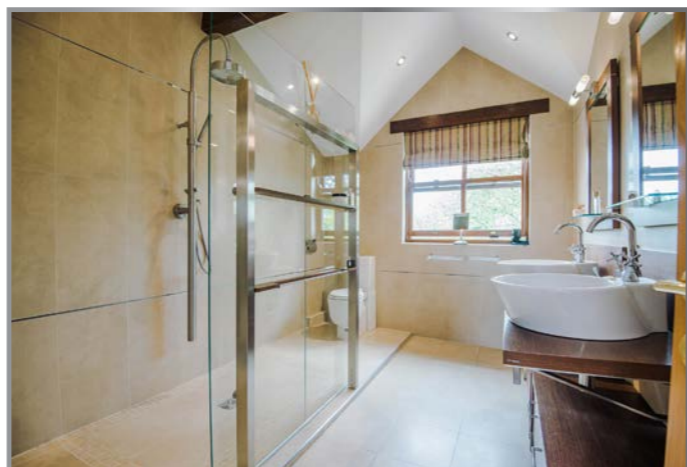
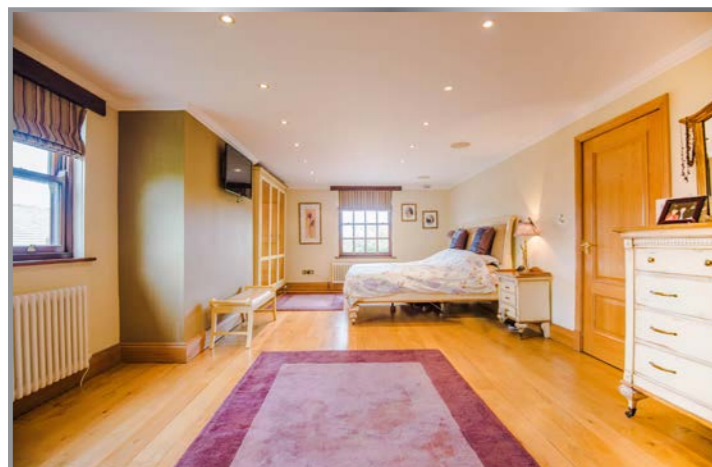
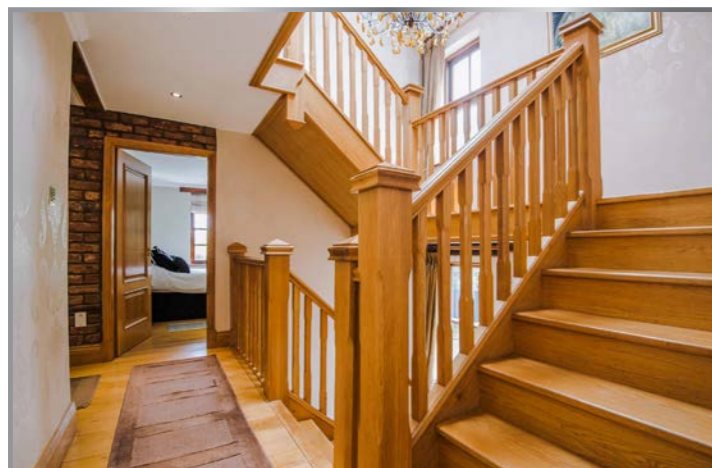
The property is set in the heart of rural Aughton, amongst beautiful countryside in a highly regarded and prestige location, noted as much for its luxury homes as for its peaceful rural setting. Close by is the historic market town of Ormskirk with its many fine shops, trendy wine bars and restaurants. The property is also within striking distance of the motorway and rail links with easy access to Manchester, Liverpool and other commercial centres. If education is important to you there are a number of local schools having outstanding Ofsted results.

Other benefits of this truly magnificent home include LPG heating system, double glazing, solar panelling, a central vacuum system, Villavent air circulation system and a state of the art invisible perimeter security alarm system.









# EXTRAORDINARY *home...*

