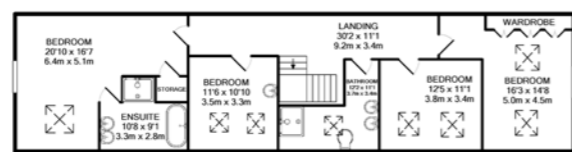
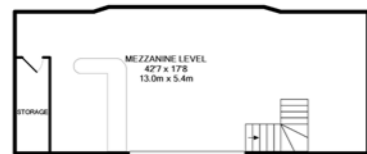
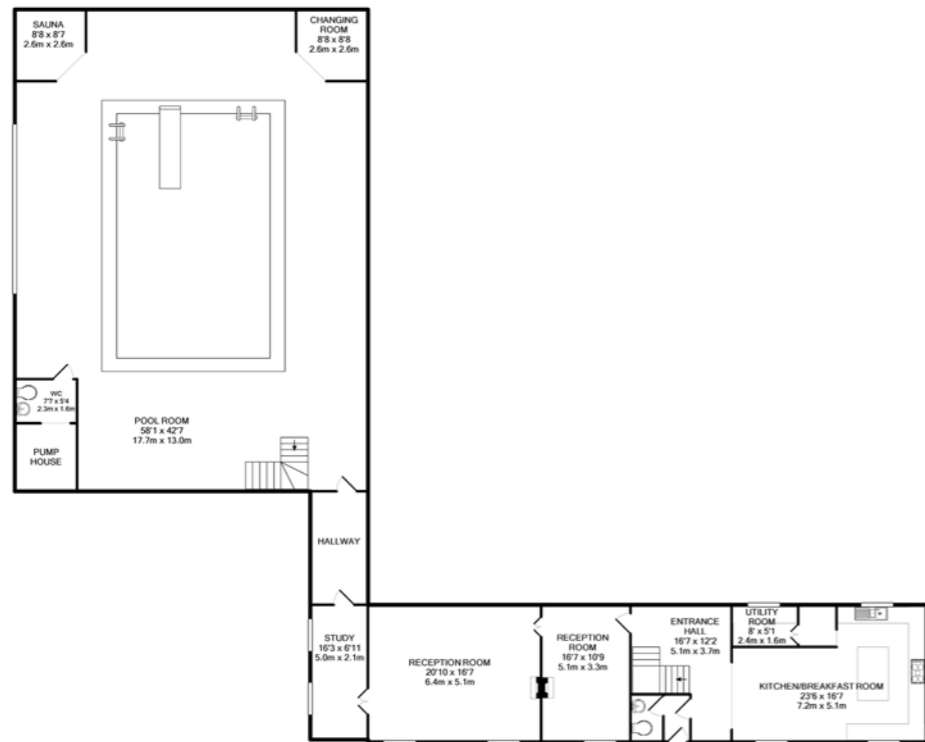




Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

ARNOLD & PHILLIPS
 ESTATE AGENTS



1ST FLOOR
 APPROX FLOOR AREA 108 SQ.M.
 (110.3 SQ.M.)

LIME TREE FARM, WINFRED LANE, AUGHTON
 TOTAL APPROX. FLOOR AREA 5651 SQ.FT. (525.0 SQ.M.)

We warrant that the measurements shown in this plan are approximate and should be used as a guide only. We do not warrant the accuracy of the measurements shown in this plan. Measurements of areas, volumes, weights and any other data are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the measurements shown in this plan. Measurements are to their own satisfaction and no guarantee as to their accuracy or efficiency can be given.
 Made with AutoCAD 2011



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. 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

Winifred Lane, Aughton
 Asking Price £3,000,000



Introducing 'The Barn' a prestigious property with huge equestrian and commercial potential spanning approximately 9 acres. This magnificent estate offers two homes, outstanding equestrian facilities, various outbuildings and a wealth of exemplary living space, making it not only a fabulous home in which to reside but also the perfect investment opportunity for those in the commercial sector.

The main house boasts luxurious living spaces including three reception rooms, a beautifully fitted kitchen, and four delightful bedrooms. Additionally, the separate coach house presents an ideal opportunity for a guest house, Airbnb, or anyone with co-dependent living requirements.

With a vast floor plan covering over 6500 sq ft, the outstanding accommodation features oak floorings, ornate stained glass detail, authentic fireplaces, and beautiful gothic windows add to the property's allure. There is also a world-class pool house and entertainment suite. No expense has been spared in creating this luxurious space, featuring a lounge, bar area, spa facilities, a 30ft edgeless swimming pool, and a state-of-the-art cinema screen.

Currently the property has a commercial licence and change of use could potentially be granted, subject to approval through West Lancs Council, depending on the nature of the buyers business. The property's equestrian elements, such as four stables, a saddle room, and ample storage facilities, cater to the needs of horse enthusiasts with two further large barns. Expansive grounds feature woodland, practice fields, an arena, and meticulously maintained formal garden areas with patios, offering breathtaking views of the surrounding land.

Externally, the property offers gated access, three access points, extensive parking, and approximately 9 acres of land. The possibilities for further development are endless and the property's location in a peaceful rural setting, combined with its proximity to major commercial centres and transportation links, adds to its appeal as a prime commercial/investment development.





KEY FEATURES

- Prestigious Property
- Exquestrian and Commercial Potential
- Approx. 9 Acres of Land
- Beautifully Fitted Kitchen
- Four Bedrooms
- World-Class Pool House
- Separate Coach House
- Four Stables and Saddle Room
- Woodland Area, Practice Fields & An Arena
- Extensive Parking
- Gated Access







Ancillary Accommodation





THE LUXURY PROPERTY SPECIALISTS

Winifred Lane, Aughton

A&P