

Hill Cottage Clieves Hills Lane, Aughton

Ormskirk

Guide Price £725,000

Hill Cottage Clieves Hills Lane

Aughton, Ormskirk

Set within a desirable semi-rural location on Clieves Hills Lane in sought-after Aughton, this unique four-bedroom detached home offers spacious and versatile living combined with modern eco-conscious features. Designed for comfortable family life and effortless entertaining, the property includes multiple reception rooms, a well-appointed kitchen with adjoining dining area, and flexible ground-floor accommodation ideal for guests or multi-generational living. Upstairs, three further bedrooms provide peaceful retreats, complemented by a second bathroom. Outside, a generous garden offers excellent space for relaxing, entertaining, and enjoying the surrounding countryside. With a private driveway and energy-efficient additions including an air source heating system and solar PV panels, this distinctive home presents a rare opportunity to enjoy space and tranquility in a highly sought-after setting.

Council Tax band: F

Tenure: Freehold

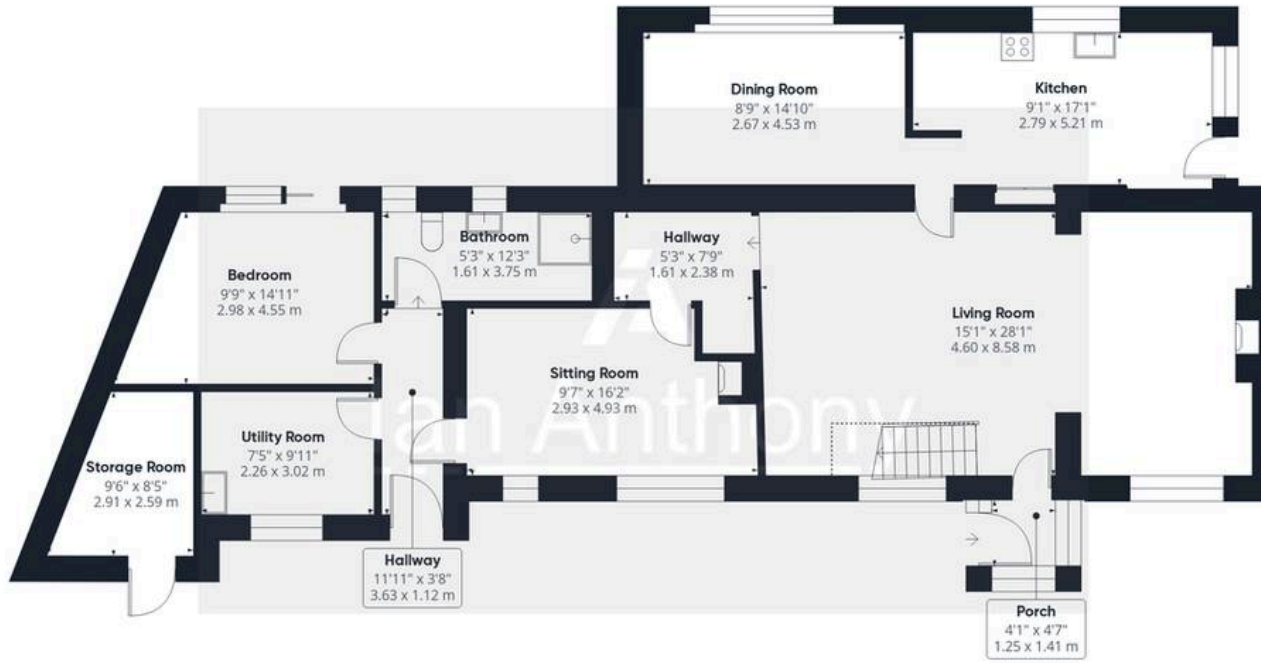
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B

- Four-bedroom detached cottage
- Sought-after semi-rural location
- Three versatile reception rooms
- Well-appointed kitchen
- Ground floor bedroom and bathroom
- Large garden with excellent outdoor space
- Private driveway with off-road parking
- Air source heating and solar PV panels







Ground Floor

Approximate total area⁽¹⁾

1866 ft²
173.4 m²

Reduced headroom

77 ft²
7.1 m²



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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