



164 Smithy Lane, Scarisbrick

Ormskirk

Guide Price £215,000 – £220,000

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Scarisbrick, Ormskirk

Nestled in the heart of Scarisbrick, this delightful two-bedroom cottage offers the perfect blend of rustic charm and modern comfort. Situated on Smithy Lane, the property boasts a beautifully maintained, south-facing garden with a decking area that offers tranquil views over open fields—an ideal space for relaxing or entertaining.

Inside, you'll find a cosy living room complete with a log burner, perfect for those cosy evenings in. The cottage also features a bright and airy conservatory, which brings the outdoors in, allowing you to enjoy the garden views all year round.

Practical features include a driveway ensuring convenience and ease of access. This lovely home is a perfect rural retreat, offering peaceful living while being close to local amenities.

Don't miss the opportunity to own this idyllic countryside cottage!

Council Tax band: C

Tenure: Freehold

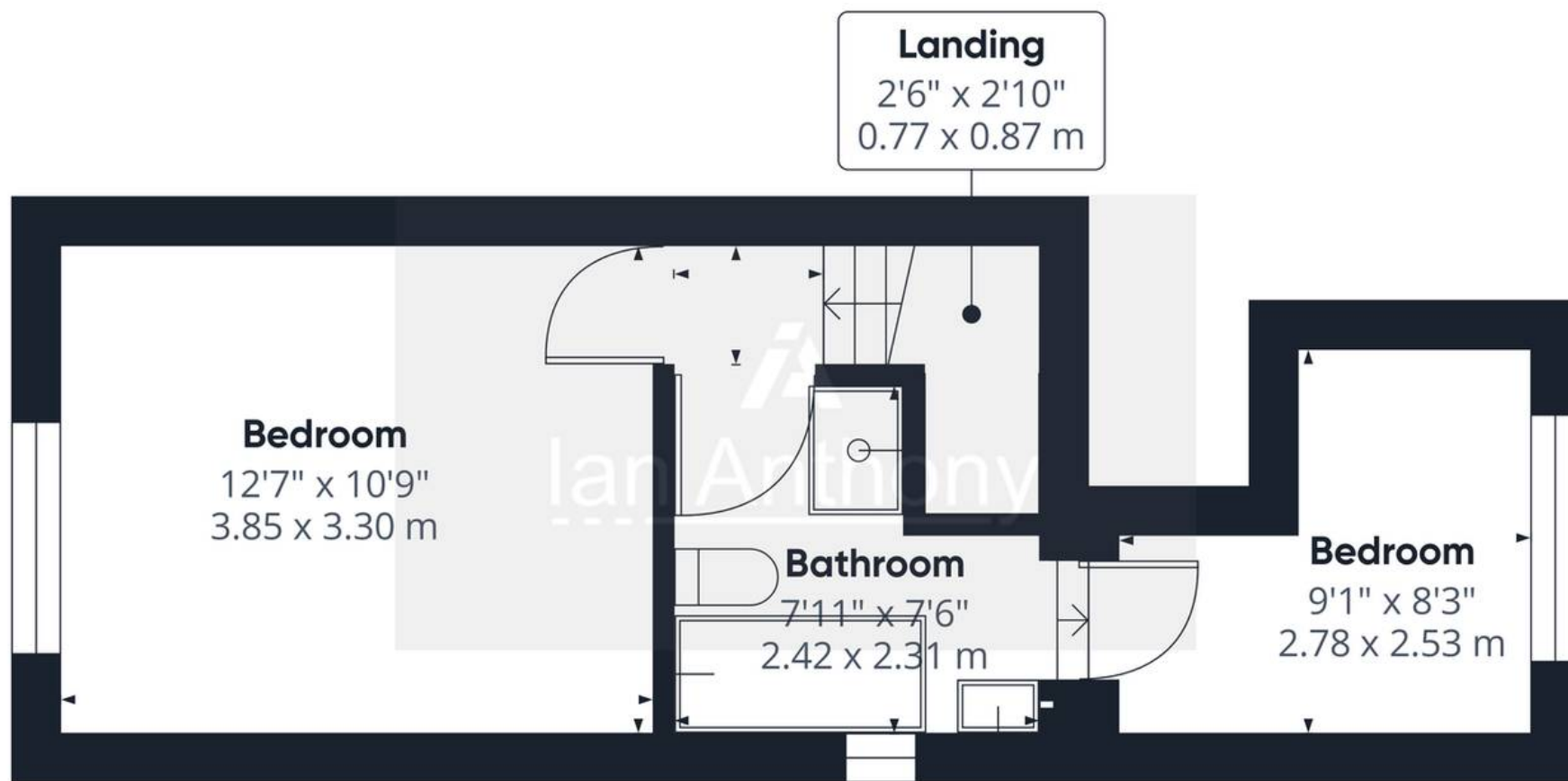
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- CONSERVATORY
- OVERLOOKING FIELDS TO REAR
- BEAUTIFUL INTERIOR
- TWO BEDROOMS
- IDYLIC COTTAGE
- COSY LOG BURNER







Approximate total area⁽¹⁾

259.09 ft²

24.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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