BRIGHOUSE
WOLFF

**4 Aughton Hall Cottages, Asmall Lane, Ormskirk, L39 8RA**

**£430,000**

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# 4 Aughton Hall Cottages, Asmall Lane, Ormskirk, L39 8RA

A very well presented and extended three bedroom semi-detached family home, which is set in a much sought after semi-rural location with excellent countryside views to the front & rear. The property has the benefit of being located within close proximity of Ormskirk, whilst at the same time set within stunning countryside.

Viewing is essential to appreciate the size, specification and flexibility of this splendid family home.

The accommodation which has been extended and provides a light, well proportioned and flexible layout briefly comprises; Entrance porch, hallway, lounge, study, open plan extended fitted kitchen / dining room/living space, wc and utility to the ground floor. To the first floor are three spacious bedrooms and modern four piece family bathroom suite, whilst to the exterior are very well proportioned enclosed private gardens to the front and rear as well as off road driveway parking for several vehicles.

Further benefits include but are not limited to recently installed windows, solar panels and fresh rendering along with central heating & double glazing.

The property is located upon Asmall Lane on the outskirts of Ormskirk and therefore enjoys a very desirable semi-rural location whilst still being situated close to a variety of local amenities. The property is within a short drive or brisk walk of Ormskirk railway and bus stations both of which provide direct easy access into Liverpool City Centre and beyond.

Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally, whilst access to the Motorway Network (M58) is located at nearby Bickerstaffe. Ormskirk town centre with it's wide variety of Supermarkets, shops, bustling twice weekly markets, restaurants and bars is also situated within a short distance.

Please contact us today to arrange a convenient time to view and avoid the disappointment of missing out on this once in a generation opportunity!

## ACCOMMODATION

## GROUND FLOOR

### PORCH
Entrance door provides access into all accommodation.

### HALLWAY
The entrance hallway provides access to all ground floor accommodation, with stairs leading to the first floor.

### STUDY
12'11" x 7'5" (3.94 x 2.27)
Provides walk through access into all further accommodation whilst providing a quiet workspace. Double glazed window to the front elevation, radiator panel & ceiling lighting.

### LOUNGE
13'5" x 14'1" (4.10 x 4.30)
Situated to the front of the property with, double glazed window to the front elevation, timber flooring, log burner set in an Inglenook style fire place, ceiling lighting, tv point, radiator panel.

### KITCHEN AREA
Fitted with a modern and comprehensive range of high specification wall and base units together with contrasting work surfaces, splash backs and flooring, recessed spot lighting throughout, cooker/range point & extractor chimney, sink & drainer unit, open plan access to the family/dining room extension.

## FAMILY/DINING ROOM
24'11" x 10'7" (7.62 x 3.25)
A light and spacious extended room to the rare of the property provides both a further living space/family room and dining room/area. With stone effect tiled flooring, two sets of bi-folding doors leading into the rear gardens, skylights, corner feature fire place with solid fuel inset fire, radiator panel & lighting

## UTILITY
With plumbing for the washing machine and space for storage.

## WC/CLOAKS
Low level WC, wash basin, ceiling light point.

## FIRST FLOOR

## STAIRS & LANDING
Stairs lead to a landing area which provides access to all first floor accommodation.

## BEDROOM 1
18'0" x 10'2" (5.50 x 3.10)
With two double glazed windows to the rear elevation which look over the gardens and surrounding countryside, radiator panel & ceiling lighting.
**PLEASE NOTE** This bedroom was originally two bedrooms and is therefore very generously sized and therefore has the potential to be changed back into two bedrooms.

## BEDROOM 2
17'7" into alcove x 10'3" (5.37 into alcove x 3.13)
Double glazed window to the front elevation looking over fields and surrounding countryside, radiator panel & ceiling lighting

## BEDROOM 3
10'2" x 7'5" (3.12 x 2.28)
Double glazed window to the front elevation, radiator panel & ceiling lighting

## FAMILY BATHROOM
10'2" x 7'4" (3.10 x 2.24)
Fitted with a modern and high specification four piece suite comprising; panelled bath, large shower enclosure with overhead shower and screens, vanity wash basin & fitted units, low level wc, tiled walls and flooring, recessed spot lighting, double glazed window.

## EXTERIOR
Fence & hedge enclosed area to the front, which is mainly gravelled and provides a large parking area for numerous vehicles. Ornamental shrub & tree borders surround.

Superb private outdoor living space is provided by a particularly impressive rear garden area which faces in a very sunny South-Westerly direction. A flagged patio/seating area immediately to the rear of the main house is followed by raised well stocked and well kept flower and shrub borders. path leads to the remainder of the garden area which is mainly laid to lawn, fence and hedge enclosed with well stocked ornamental flower, shrub & tree borders and timber built raised platform area overlooking the stunning surrounding countryside to complete.

## MATERIAL INFORMATION

## TENURE
FREEHOLD

## COUNCIL TAX
West Lancs. Council 2026/27

Band: C
Charge: £2164.08

## BROADBAND
Mobile Signal: Three, Good outdoor & in-home. Vodaphone, EE & O2: Good outdoor, variable in-home.

Broadband: Ultrafast - Highest available download speed: 1800 Mbps. Highest available upload speed: 220 Mbps.

(All info from Ofcom website).

## CONSTRUCTION
Traditional with rendering to most walls & a pitched roof.

## VIEWING BY APPOINTMENT

## Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

BRIGHOUSE WOLFF

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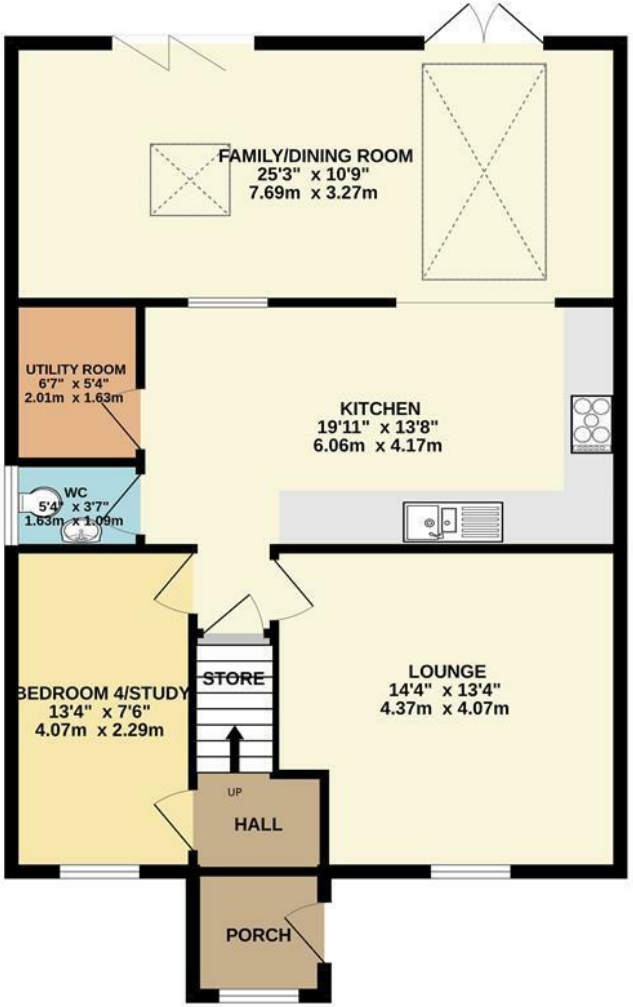
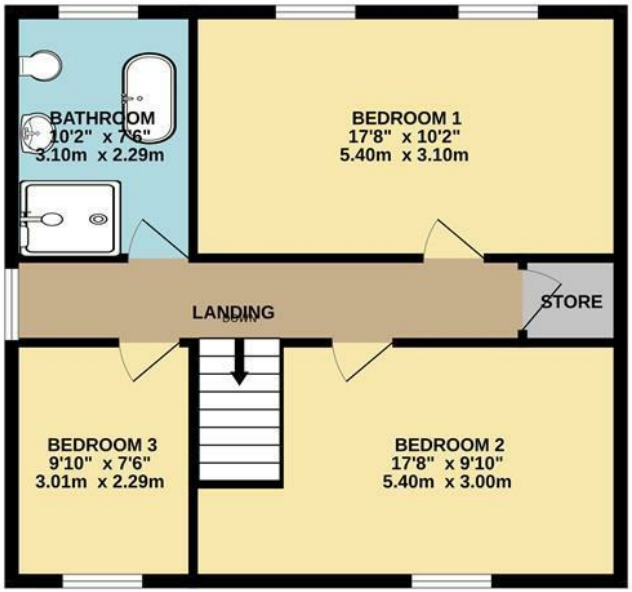
GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.




1ST FLOOR
594 sq.ft. (55.1 sq.m.) approx.




TOTAL FLOOR AREA : 1486 sq.ft. (138.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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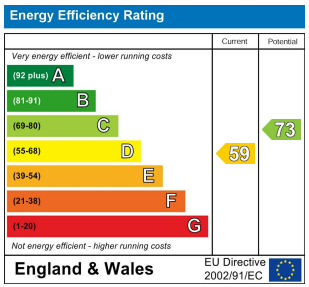


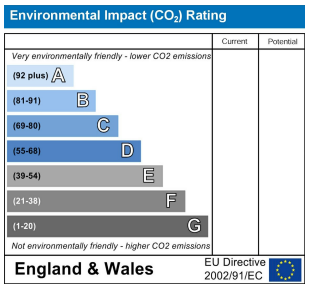

STOVES