



AT A STAIR SAVILLE
ESTATE AGENTS

Arkle Chase, Southport Road, Lydiate

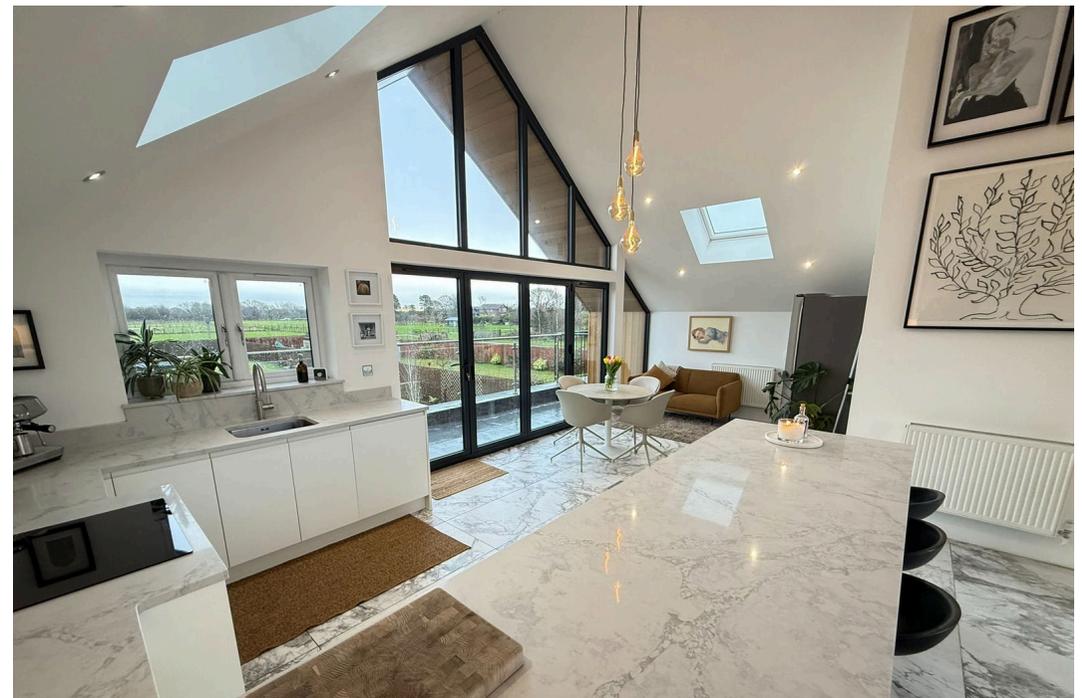
£695,000

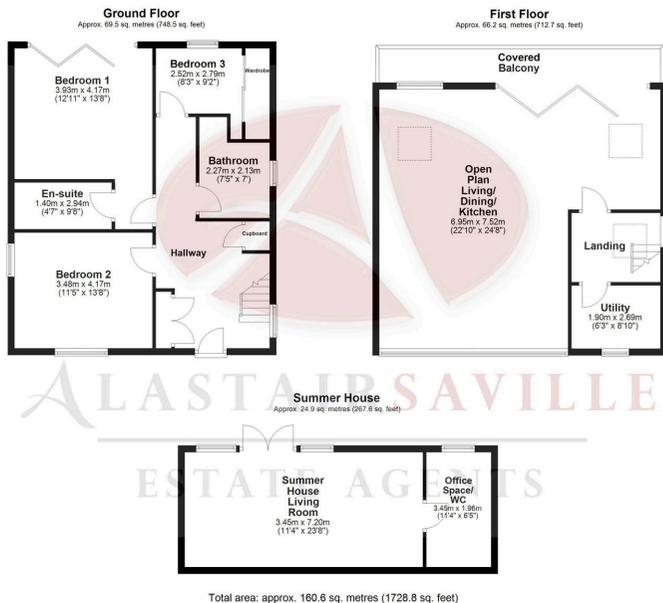
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INDULGE IN LUXURY LIVING WITH THIS EXCEPTIONAL DETACHED RESIDENCE, SITUATED DOWN A PRIVATE LANE IN ARKLE CHASE, LYDIATE. THIS HOME OFFERS AN OPEN-PLAN LIVING SPACE WITH AN UNDERCOVER IMPRESSIVE BALCONY AREA, THREE WELL APPOINTED BEDROOMS WITH THE MAIN HAVING AN ENSUITE AND BI FOLD DOORS TO THE REAR GARDENS, THREE BATHROOMS, AND A SEPARATE DETACHED SUMMERHOUSE WHICH COULD BE USED AS AN ANNEXE WITH A FOURTH BEDROOM AND BATHROOM OR A HOME OFFICE/ STUDIO, ALL SET WITHIN BEAUTIFULLY LANDSCAPED GARDENS BACKING ONTO OPEN FIELDS AND THE FORMER GALLOPS OF OAKLEA RACING STABLES. VIEWING ESSENTIAL.

Just stunning! This unrivalled luxury property is beautifully presented and offers reverse level accommodation to suit any family buyer wanting an impressive home in a rural location. Approaching this impressive home, you are greeted by a sweeping brick-paved driveway providing ample parking and leading to the inviting entrance. Step inside to a spacious entrance hallway featuring a striking oak staircase with a glass balustrade, leading to the first floor. The ground floor level hosts three great sized bedrooms and the family bathroom. The main bedroom suite boasts bi-fold doors opening directly to the rear gardens, creating a seamless connection to the outdoors, and benefits from a private ensuite with a walk-in shower. Ascend to the first floor, where the heart of this home awaits: an expansive Open Plan Living/Dining/Kitchen area. This magnificent dual-aspect room captures stunning views across the gardens and neighbouring fields through a floor-to-ceiling picture window and bi-fold doors that lead to a superb under cover balcony. This all-weather space spans the entire width of the property, perfect for enjoying sunlit afternoons and alfresco dining. The contemporary kitchen area is equipped with Quartz worksurfaces, integrated ovens, and an induction hob, while the dining area offers ample space for entertaining. A convenient Utility Room/WC is also located on this level. The exterior of the property is equally impressive. The beautifully landscaped rear gardens are a true haven, backing onto open fields and offering a large patio, charming gravelled sections, and mature, well-stocked borders. A Corten steel fence and gated access lead to an extensive decked area, home to a versatile





Total area: approx. 160.6 sq. metres (1728.8 sq. feet)

- Luxury Executive Detached Home with Summer House
- Stunning Open Plan Living/ Dining/ Kitchen With Bi Fold Doors To Under Cover
- Detached Summer House
- Unrivalled Location
- EPC Rating-B
- Three Great Sized Bedrooms, One With An Ensuite
- Beautifully Presented Accommodation Throughout
- Expansive Landscaped Gardens
- Viewing Essential
- Council Tax Rating- F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	