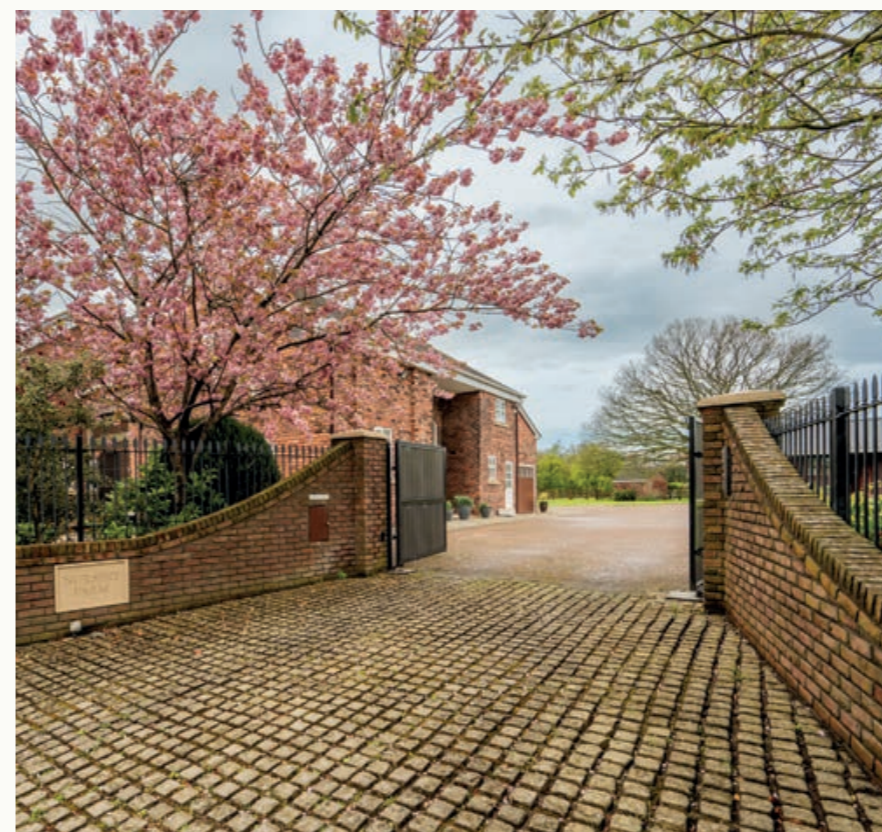




Aughton
NURSERY FARM



A REIMAGINED COUNTRY HOME OF SCALE AND SOUL IN THE HEART OF AUGHTON

Nursery Farm captures the romance of West Lancashire countryside living and turns it into a deeply personal retreat. Cradled by around five acres on prestigious Bold Lane, this 7,800 sq ft home flows through generous, light filled spaces and softer, more intimate rooms, spilling out to landscaped gardens, paddocks and wide, cinematic views across Aughton's gently rolling fields.

Behind secure electric gates, a sweeping gravel drive draws you towards the house, framed by manicured lawns and neatly ordered garaging, with the wider grounds and outbuildings quietly unfolding beyond. The approach already feels like a private estate; the sense of arrival is unmistakable.

WELCOME TO THE COUNTRYSIDE

There is a lovely, almost effortless connection between the rooms - a natural circular rhythm that carries you through.”

Inside, Nursery Farm opens out as an expansive five/six-bedroom family home where space, light and warmth flow in equal measure. There is a lovely, almost effortless connection between the rooms - a natural circular rhythm that carries you from the generous reception hall to a dramatic, double-height living and dining space with central brick fireplace, on to a separate sitting room, a sociable family kitchen with breakfast area and snug, garden room, study and the all-important utility and boot room spaces. Cosy corners and statement volumes sit happily side by side, so the house feels at once intimate and grand.

Upstairs, a series of bedroom suites unfolds across two upper floors, giving everyone a real sense of privacy. The principal suite is a calm sanctuary with long views, dressing area and indulgent en-suite, while further doubles, a dedicated cinema/den and additional bathrooms make hosting family and friends feel effortless.





ONE OF AUGHTONS FINEST POSITIONS

Outside, the house is held by beautifully composed gardens and land. A sheltered central courtyard becomes an outdoor room at the heart of the home - brick-walled, softly planted and perfect for long suppers as the day drifts into evening. Beyond, an elevated terrace steps down to sculpted lawns and richly stocked borders, all edged by open fields, while the adjoining paddocks offer space for ponies, hobby farming or simply acres of green breathing room.

Set to one side of the main house, a substantial detached barn adds another layer of possibility, currently arranged to include garaging and ancillary space, but an obvious canvas for a gym and spa, guest lodge, studio, car collection or an inspired combination of all four.

Aughton itself remains one of the North West's most sought-after addresses, prized for its easy links to Liverpool, Ormskirk and Manchester, excellent schooling and acclaimed local dining, while still feeling every inch a village. Nursery Farm occupies one of its most discreet lanes, a rare convergence of seclusion, scale and setting that feels increasingly difficult to replace.

In essence, this is a country home with genuine presence and personality, a once-working farm reborn as a sophisticated, free-flowing sanctuary wrapped in land, light and sky.



LIGHT, GLASS AND A SENSE OF ARRIVAL

Step in through the oversized front door and the reception hallway sets the tone for the rest of the home: long, bright and gently layered with texture. Full-height glazing draws in the light and frames views of planting and stonework in the central courtyard, while the mix of stone and timber underfoot gives a subtle, gallery-like feel, somewhere that can carry large pieces of art, statement mirrors or sculpture without ever feeling crowded.





THE EASY RYTHM OF MODERN FAMILY LIFE

From here, the main living areas in the original house unfold in a wonderfully natural sequence. Double doors open into a vast yet inviting lounge, a room that handles both quiet evenings and a houseful of guests with ease. Broad windows and glazed doors pull in greenery from the gardens, while the pale timber floor and soft wall tones keep the space calm and cohesive. The current arrangement of generous sofas and occasional tables shows just how easily you can create different seating areas, and the expanse of wall space gives plenty of scope for large canvases or curated picture walls.

THE SUNROOM

At one end of the lounge, the room flows directly into the sunroom, blurring the boundary between house and garden. Wrapped in glazing and set on flagstone flooring, this space reads as a modern garden room with a genuine all-season feel: in summer, the multiple sets of French doors dissolve to reveal the elevated terrace and surrounding planting; in cooler months, the combination of underfloor warmth, contemporary fireplace and views of the trees and gardens beyond creates a cosy vantage point from which to watch the weather roll in.





THE KITCHEN

The kitchen sits at the heart of this main wing and feels every inch the everyday gathering place. It's a classic, country-inspired design with a confident, contemporary edge - hand painted cabinetry, a substantial central island with breakfast bar and granite worktops, all grounded by large-format floor tiles that run through to the informal sitting area. a Glazed door opens out to the central courtyard, so you cook and entertain with clipped topiary and seasonal planting as your backdrop. There's space here for relaxed sofas or club chairs, meaning conversation naturally spills between cooking, eating and lounging.



VOLUME, DRAMA AND FIRESIDE GATHERINGS

From the hallway, a doorway leads through to the more dramatic living/dining wing in the former barn section of the house - a space that feels deliberately different in mood and scale. Here, the ceiling soars to a cathedral-like height, with a vast arched window rising almost the full height of the gable and capturing sweeping views across the front lawns. A two-sided brick fireplace anchors the room, offering a focal point for both the sitting area and the dining area beyond, while the pale timber floor and crisp white walls provide a clean canvas for large-scale artwork and statement lighting. Above, a gallery landing looks down over the space, reinforcing the sense of volume and adding a touch of drama as you move between floors.







A CALM AND CONSIDERED WORKSPACE, QUIETLY SET APART FROM FAMILY LIFE

Tucked just off the main hallway is a peaceful study, well positioned to enjoy a quieter working area way from the busier family spaces. With room for a substantial desk, built-in storage and bookshelves, it works perfectly as a work-from-home base, reading room or music room, again benefitting from generous wall space for framed pieces.

Practicalities have been carefully considered too. Off the hallway and kitchen, you'll find a cloakroom, guest WC and a large utility/boot room, each neatly finished to echo the main living spaces. These are the places that deal with daily life, dogs, muddy boots, school bags – so the rest of the ground floor can remain as calm and polished as it looks on first arrival.

A PRINCIPAL SUITE WITH A SPA-LIKE HUSH

On the upper level the principal suite sits in its own corner of the first floor and feels every inch a grown-up retreat.

A succession of windows draws in light from different aspects and catches glimpses of trees, sky and the gardens below, so the room shifts gently with the time of day. There is ample space here for a king-size bed, relaxed seating and dressing furniture without disturbing the calm, with soft, neutral finishes providing a quiet backdrop for colour, texture and art.

Beyond the bedroom lies a generous dressing room, lined with full-height cabinetry that keeps everything beautifully ordered and out of sight, so the sleeping space can remain as serene as it looks. The brand-new en-suite completes the suite with a distinctly hotel-boutique feel: a large walk-in shower, warm timber and stone tones, and brushed metallic details that bring a soft glamour to the room. A sculptural, freestanding bath is perfectly positioned by the window, creating a slow-living ritual of soaking while looking out over the trees and grounds - private, indulgent and very much the place to exhale at the end of the day.









FAMILY BEDROOMS WITH FLEXIBILITY

The remaining bedrooms in the main part of the house are arranged to give children, guests or extended family their own sense of space and comfort. On the first floor, two spacious doubles sit alongside the principal suite, each with their own character and outlook. One benefits from its own en-suite, while built-in wardrobes and bespoke joinery throughout offer proper storage and desk space, making these rooms ideal as teenagers' rooms, studies or a mixture of both. Large windows and pale finishes keep everything bright and uplifting.

The remaining bedroom is served by a well-appointed family bathroom, combining a bath with shower over, sleek sanitaryware and thoughtful detailing such as recessed shelving and textured tiling. It feels contemporary without being stark, and robust enough to handle everyday family life.





AN EXPANSIVE TOP-FLOOR HAVEN DESIGNED FOR FLEXIBILITY AND INDEPENDENCE

On the second floor, an expansive loft-style bedroom runs the length of the house, currently arranged as an airy playroom and sleep space. With roof lights to both sides and soft, sloping ceilings, it would work equally well as a studio, teenage den, hobby room or an additional guest suite. Extra storage and a further bathroom on this level mean the top floor can function as semi-independent when needed.





A GALLERY WING MADE FOR CINEMA NIGHTS

Linking back to the barn wing, the upper level here introduces a more dramatic architectural note. A timber staircase rises to a striking gallery landing that looks down over the double-height living space below, its balustrades and exposed beams framing views of the arched window and the lawns beyond. The walkway itself is wide enough to feel like a room in its own right, somewhere to pause with a book, display large-scale artwork or simply enjoy that sense of volume and light.

From this landing, you step into a superb cinema room that easily doubles as a sixth bedroom if required. With its proportions, controlled natural light and flexible footprint, it lends itself as well to movie nights and gaming marathons as it does to a luxurious guest suite, home office or studio. Additional bedroom and bathroom provision within this wing ensures that everyone can have their own bathroom when the house is full, and the mix of en-suites and shared facilities gives real versatility for how the home is lived in - from busy family weeks to weekends filled with friends.



A PRIVATE APPROACH WITH ESTATE-LIKE PRESENCE

From the moment the electric gates swing open at the touch of the intercom, Nursery Farm feels set apart from the everyday. A long, in-and-out gravel drive curves around the plot, offering easy arrival and departure while keeping the main house discreetly set back from the lane. The sweep of brickwork, the symmetry of the front elevation and the broad apron of parking all add up to something quietly impressive - the sort of approach where guests instinctively slow the car and take in the view before they step out. By the time you reach the front door, you already have that sense of having crossed a threshold into your own, very private piece of countryside.





A COURTYARD AT THE HEART OF THINGS

At the centre of the house, a beautifully composed courtyard works as an outdoor room, sheltered, sun-catching and intimately connected to the main living spaces. Flagstone paving in warm tones wraps around a raised water feature and brick planters, softening the architecture with movement and reflected light. Tall doors open out from the kitchen and barn living room, so breakfasts, long lunches and late-evening suppers can all spill easily outside. Climbers scramble over timber pergolas, evergreen structure keeps the space green through the seasons, and there is a natural sense of enclosure that makes this the place to linger with a book or a glass of wine long after the sun has slipped behind the trees.

GARDENS MADE FOR WANDERING

Beyond the courtyard, the formal gardens unfold as a series of gently revealed spaces, each with its own mood.

Close to the house, deep herbaceous borders, shaped shrubs and specimen trees give colour and structure, playing against open sweeps of lawn where children can run and impromptu games can unfold. An elevated terrace runs out from the garden room, a broad decked platform that seems to hover above the planting; from here, you look out over treetops and borders, birds at eye level, the countryside beyond framed like a painting.

Wander a little further and the feel shifts from formal to almost parkland. Lawns open out around mature trees, paths weave through planting and, tucked into a leafy corner, a pretty painted summer house waits, part hideaway, part writing room, part place for slow Sunday morning coffees with nothing but birdsong for company. It is the sort of garden that invites you out at every hour: misty early walks with a dog at your heels, golden-hour drinks on the terrace, late-night stargazing when the sky over Aughton turns inky and still.





LAND, PADDOCKS AND A BARN OF POSSIBILITIES

Beyond the immediate gardens, the land flows out into neatly fenced paddocks, edged by hedgerows and watched over by big, characterful trees. There is space here for ponies, a smallholding, wildflower meadows or simply acres of green breathing room between you and the rest of the world. A little timber building in the distance – part playhouse, part potting shed in feel – adds a charming punctuation point to the view and hints at the gentle, outdoorsy lifestyle this setting encourages.

Set to one side of the main house, the detached barn and garaging complete the picture. Externally, it reads as a handsome range of brick and timber under a smart roofline; internally, it's a remarkably flexible canvas. Whether imagined as a private gym and spa suite with doors opening straight onto the paddocks, an indulgent guest lodge, an office hub separate from the main house, or a seriously impressive home for a car collection, the proportions and arrangement make conversion feel entirely natural. Whatever route you choose, the barn anchors the wider estate, tying together gardens, land and main house into one coherent, highly liveable whole – a place where work, play and retreat can all happen without ever needing to leave your own gates.

A MODERN COUNTRY ESTATE WITH SOUL AND SKYLINE VIEWS

Nursery Farm is the kind of home that quietly rearranges your idea of everyday life.

Mornings begin with light pouring into the kitchen and garden room, doors thrown open to the courtyard as coffee steams in the cool air and the only traffic is birds back and forth to the trees. Children drift between house and garden, barefoot across warm flagstones, while dogs race the length of the lawns and along the paddock fences. Afternoons might be spent working from the study with the windows cracked open to birdsong, or retreating to the barn wing for a workout, a swim-spa session or a lazy film in the cinema room as rain brushes the glass. As the day settles, friends arrive through the gates, cars sweeping up the drive to an effortless welcome: drinks on the elevated terrace as the sun drops beyond the fields, supper in the courtyard under soft lights, then a last glass by the fire while the house glows gently against the dark. It is a place that holds big family Christmases and quiet midweek suppers with equal grace; a home that gives you room to entertain on a grand scale yet always offers a private corner to retreat to. Above all, Nursery Farm feels like a complete world of its own, land, light, architecture and atmosphere working together to create a life that is both deeply rooted in the countryside and luxuriously, unmistakably your own.





AUGHTON: VILLAGE LIFE WITH A COSMOPOLITAN EDGE

Aughton has long been one of West Lancashire's most coveted addresses, the kind of place people quietly wait for the right house to appear in, rather than compromising elsewhere. It offers that rare combination of genuine village atmosphere, rolling countryside and easy access to city life, which is exactly why homes like Nursery Farm are so tightly held.

A VILLAGE WITH A REPUTATION

Aughton sits in gently undulating farmland between Ormskirk and Liverpool, with tree-lined lanes, established plots and a sense of privacy that feels a world away from suburbia. Yet it's very much a lived-in village rather than a showpiece: period cottages, country houses and contemporary one-offs sit side by side, anchored by churches, local shops and green spaces. The tone is quietly affluent rather than flashy, a place where people put down roots and invest in their homes.

CONNECTIONS WITHOUT COMPROMISE

Despite its rural feel, Aughton is extremely well connected. Commuters have straightforward road access towards Liverpool, Southport, Preston and Manchester, while the nearby station offers services into the city for work or evenings out. The motorway network is within easy reach for longer journeys, and both Liverpool and Manchester airports are realistic options for frequent flyers. It's one of those locations where you can leave the office and be back under big skies and open fields in well under an hour, which is a huge part of its appeal.

FOOD, WINE AND WEEKENDS

Aughton has quietly built a serious food reputation over recent years, with Michelin-starred and critically acclaimed restaurants drawing diners from across the North West. That means you can have London-level cooking a short drive or taxi ride from your front door, turning spontaneous mid-week suppers or long, celebratory lunches into an easy pleasure rather than a major expedition. Add in good country pubs, independent cafés and farm-shop style outlets in the wider area and you have a food scene that punches well above its weight.

SCHOOLS, SPORT AND GREEN SPACE

Families are drawn here for the quality of education as much as for the houses themselves. The area is well served by highly regarded state and independent schools, with bus and transport links making day-to-day logistics straightforward. Golf courses, tennis clubs, riding and miles of footpaths and bridleways all sit close at hand, so weekends can be as active or as relaxed as you choose, from early-morning hacks across open fields to slow Sunday walks ending in a local pub.

An aerial, slightly hazy photograph of a rural landscape. In the center, a large, light-colored house with a prominent chimney is visible, surrounded by green fields and trees. The landscape extends to the horizon under a bright sky.

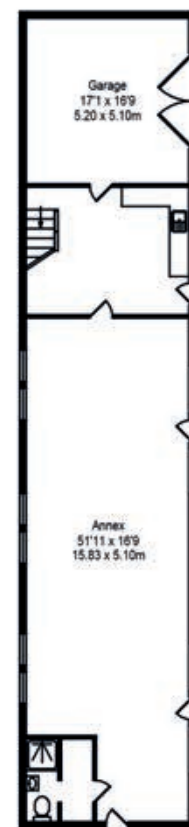
WHY NURSERY FARM'S SETTING MATTERS

Within this context, Nursery Farm's position on one of Aughton's more discreet lanes is a significant part of its story. You have neighbours and a sense of community, but the house, gardens and land read very much as a private estate, electric gates, sweeping drive, open views and four acres of your own ground creating a buffer between you and the outside world. It's the sweet spot so many buyers look for but rarely find: a seriously prestigious address, country air and dark skies at night, yet with Michelin-starred dining, excellent schools and city connections all close enough to be genuinely used, not just mentioned in a brochure.

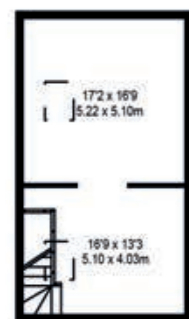


Nursery Farm, Bold Lane, Ormskirk, Aughton L39 6SQ

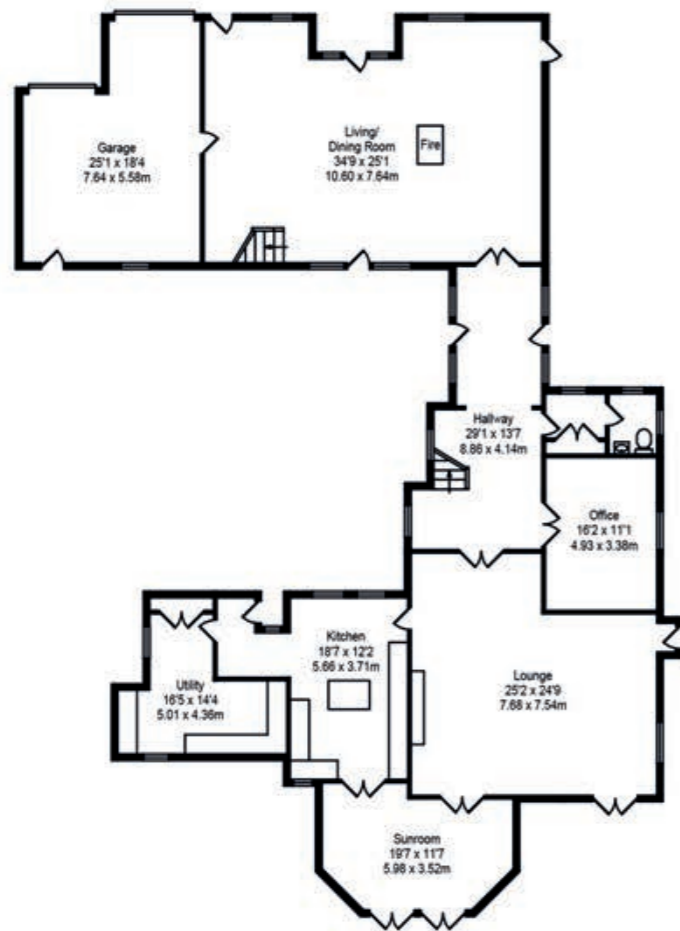
Total Approx. Floor Area 7825 Sq.ft. (726.96 Sq.M.)
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.



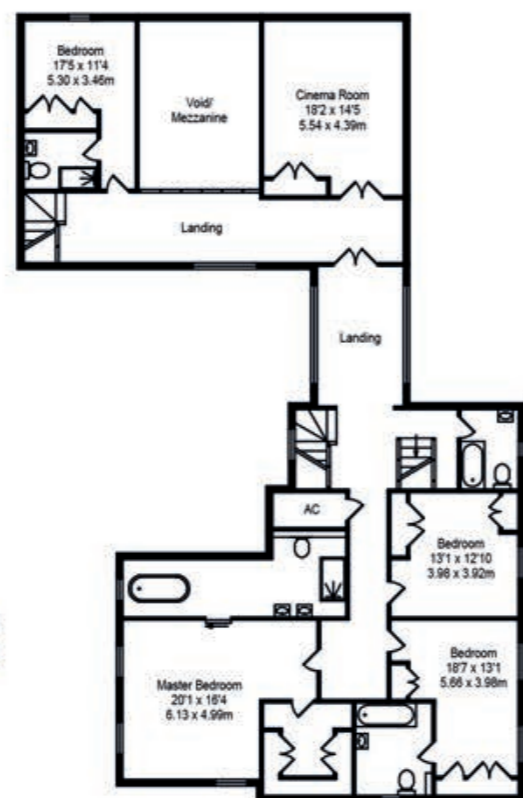
Out Building - Ground Floor
 Approx. Floor Area 1363 Sq.Ft (128.48 Sq.M.)



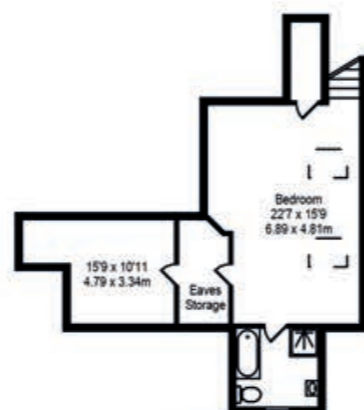
Out Building - First Floor
 Approx. Floor Area 511 Sq.Ft (47.47 Sq.M.)



Ground Floor
 Approx. Floor Area 3075 Sq.Ft (285.89 Sq.M.)



First Floor
 Approx. Floor Area 2209 Sq.Ft (205.22 Sq.M.)



Second Floor
 Approx. Floor Area 647 Sq.Ft (60.11 Sq.M.)



FINER POINTS

- Reimagined 7,800 sq ft country home on around four acres, blending original farm character with soulful, contemporary design.
- Prestigious Bold Lane setting in Aughton, with sweeping countryside views, landscaped gardens, paddocks and a private, estate-like approach behind electric gates.
- Free-flowing ground floor with reception hall, vast lounge, sunroom, barn conversion living/dining hall and sociable family kitchen centred around the courtyard and gardens.
- Five/six bedroom layout with a spa-like principal suite and flexible additional bedrooms, cinema/den and loft-style top floor for teens, guests or studio use.
- Central brick-walled courtyard acting as an outdoor room for breakfasts, long suppers and evening drinks, wrapped by flagstone paving, planting and water feature.
- Layered formal gardens, terraces, lawns and a hidden summer house, creating a series of spaces for play, wandering, entertaining and quiet escape.
- Neatly fenced paddocks and wider land offering scope for ponies, hobby farming, wildflower meadows or simply acres of green breathing room.
- Substantial detached barn and garaging, ready to evolve into a gym and spa, guest lodge, car barn, studio or an inspired mix of all four.
- Highly coveted Aughton location: village atmosphere, big skies and dark nights, yet close to Liverpool and Manchester, top schooling and Michelin-starred dining.
- A modern country estate with genuine soul, where everyday life plays out between house, courtyard, gardens and land, feeling like a complete, self-contained world.



WHAT THE OWNER LOVES

They say you should never fall in love with bricks and mortar, but that's exactly what we did here, or perhaps more accurately, we fell in love with what it could become. When we bought Nursery Farm, it was a very different house to the one you see today. Over the years we've renovated every corner and reimagined the barn from a working building into the heart of the home, a place for big gatherings, cinema nights and celebrations. It has been a true labour of love: carefully planning how the rooms connect, choosing materials and colours that feel calm and timeless, carving out places for art and family treasures, and always trying to balance drama with warmth so the house never stopped feeling like home.

What we'll miss most now isn't just the finished result, but the life we've been able to live here. The way the kitchen, lounge and sun room work together for everyday family time; the courtyard that becomes an extra room all summer; the barn wing that soaks up guests at Christmas and on long weekends; the practical touches, the storage, utility spaces, barn and drive, that make busy days run smoothly in the background. We've watched children grow up in these gardens; dogs race across the paddocks and friends arrive through the gates for evenings that always seem to run late. The property is almost unrecognisable from the one we first walked into all those years ago, and leaving it is not an easy decision. We're only going because it's time to downsize, but we know we're handing over something very special, a home that has been shaped and loved at every stage, ready for its next chapter.

HOUSE & HERITAGE

Curated, design-led estate agency for owners of distinctive homes

Nursery Farm, Bold Lane, Ormskirk, Aughton L39 6SQ

www.houseandheritage.co.uk

Tel: 01257 441990

