



PRESCOT ROAD
— Aughton —

H&H



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With four bedrooms, a cinema room, a kitchen that stops people in their tracks, a bar, a terrace made for long evenings, a garden studio, and a principal suite that most five-star hotels would be proud of. This is a house without compromise. Space, style, specification and setting - it has all of it, and it wears it well.



TRANSFORMED, CONSIDERED, AND FINISHED WITHOUT COMPROMISE

Step through the gate and the story begins to deepen. This is a detached house that has been transformed from the inside out, extended, reimagined, and finished to a standard that places it firmly in a different category from almost everything around it. The architecture here works on two registers. From the front, it is grounded and considered - gabled, rendered, composed. From the rear, it opens entirely: a full-width flat-roof extension with two independent sets of large-format black-framed bifold doors stepping directly out to a raised terrace and the garden beyond.

The result is a home that is genuinely easy to live in and genuinely impressive to be in. Both things, without compromise and at 3,462 square feet, it has both the scale and the substance to deliver on everything it promises.





THE GATE, THE DRIVE, AND THE FIRST IMPRESSION

A house that makes its intentions clear before you reach the door.

The entrance to 166 Prescot Road is a considered thing. A low white rendered wall meets a steel framed composite slat gate, on either side, clipped hedging has been shaped with care, framing the arrival without crowding it. The gravel drive beyond is generous enough for several cars, and the approach to the house itself is unhurried.

The front elevation is a study in restraint. White render carries the eye upward through the pitched roofline, punctuated by black-framed windows. The front door is aluminium with a long vertical bar handle and full-height glazed surround - is a statement of intent and the glazing above it brings sky into the entrance before you have even stepped inside.

From above, the aerial view confirms what the photographs begin to suggest: a generous plot of considerable depth, the mature rear garden running back from a raised landscaped terrace and stepping through timber sleeper retaining walls to a striped lawn and, at its far boundary, a substantial garden studio set within a canopy of mature trees. The property occupies its setting with the easy authority of a house that has been here long enough to belong, and has been cared for well enough to feel entirely current.

THE THRESHOLD

The reception hallway sets the tone for everything that follows. Broad-plank character oak flooring runs the length of the space, warm and uninterrupted beneath recessed lighting that pools quietly rather than floods. The staircase rises to one side, an oak handrail and slim black steel balusters with LED-illuminated treads stepping cleanly upward, the panelled wall beside it climbing to the full height of the hall.

The front door is framed from floor to ceiling in black-framed glass, and the effect is immediate - sky, trees and daylight flooding the hall before you have taken a single step inside.

The detail that stays with you is the raw timber posts. Unpolished, deeply grained, warm to the eye, they frame the threshold between entrance and corridor with a naturalism that feels both deliberate and completely right against the cream walls and oak floor surrounding them.

The corridor beyond them is a gallery in miniature, wide enough to feel generous, recessed lighting overhead, artwork on the walls, the raw timber posts flanking the view all the way to the glazed rear of the house. That view, from front door to garden in a single uninterrupted sightline, is one of the great moments this house offers.

It is a hallway that understands its job: not merely to receive you, but to begin to explain what kind of house this is.





SOMEWHERE TO SETTLE

The lounge sits quietly between the entrance and the drama beyond - composed, considered, and exactly right.

Not every room needs to announce itself. The reception room here makes a different kind of contribution: it offers stillness. Deep-pile carpet softens the step immediately, signalling a change of pace from the oak floors of the hall. The centrepiece is a long, low walnut-slatted media wall, a wide-format inset fire set within it, the television mounted cleanly above, a combination that is warm in every sense of the word.

The black-framed window to the side looks onto the front courtyard and greenery that fills the glass entirely. The room is very well-resolved: a proper sitting room, separate and apart, with proportions that make conversation easy and an evening by a fire feel exactly as it should.

In a house of this scale, a room that gives you somewhere to disappear is as valuable as any of the spaces that impress you.

THE ROOM THAT ONLY ONE KIND OF HOUSE HAS

A proper cinema room - committed, immersive, and entirely its own world.

Some rooms in a house are functional. Some are beautiful. Occasionally, one is simply joyful. The cinema room falls into the third category without reservation.

The walls are a deep, saturated ocean blue, the colour of a room designed entirely around the experience of watching something in it. Perimeter LED cove lighting running its full edge and lifting the room without brightening it, so the screen draws the eye as it should. The screen itself is wall-to-wall, its soundbar running beneath it at floor level and plenty of room for large comfy sofas.

This is a space that was conceived, designed and finished with a single purpose in mind, and it delivers on that purpose entirely. There is a commitment here - to the idea that a home should contain rooms that make life feel like an occasion - that runs through the whole house, and this room states it most clearly.

The first time you pull the door closed and the screen comes to life, the house earns this room completely.





THE HEART OF THE HOUSE

Kitchen, dining, living and bar in a single extraordinary space - almost 40 feet in length, under a sky of glass.

There are houses where the kitchen is a room. There are houses where the open-plan space is a gesture toward modernity. And then there are houses where the people who designed the space clearly understood, from the outset, that this was where everything would happen - every meal, every gathering, every ordinary evening and every important one - and designed accordingly. This is that house.

Two large pyramid rooflights run the full width of the room, bringing overhead daylight in from above, while two independent sets of full-width black-framed bifold doors - one to the kitchen zone, one to the living area - open the entire rear elevation to the terrace and garden beyond. On a summer day, the distinction between inside and outside ceases to have much meaning. The result is a room lit from above, from the front, and from the side, that changes character continuously through the day as the quality of light shifts.



Wide-plank character oak flooring runs the full length without interruption, unifying kitchen, dining zone and living area in a single material gesture that anchors everything above it.

The kitchen occupies one end of the space with quiet authority. Handleless cabinetry in porcelain with light oak wood detailing is set against a full-height walnut slatted splashback panel, open-shelf display running above with shelf lighting above & below. A full suite of Neff integrated appliances - double oven, combination microwave, induction hob - is flush within the cabinetry. The island is the visual centrepiece: a full quartz marble slab with waterfall edge, its base clad in walnut slatting to match the splashback, four upholstered bar stools arranged along one side with the easy confidence of a kitchen island designed for people to gather around rather than simply cook at. A matt black sliding door connects the kitchen to the pantry beyond, keeping the practical business of the house neatly contained.





Between the kitchen and the main living area, the drinks bar is a centre-piece in its own right. Matte black cabinetry sits beneath a dramatic granite slab back panel with gold veining that catches the light from the oak wood shelving above it. Pendant lights in warm brass hang at different heights above the dining table, and the transition they mark between cooking and dining feels entirely natural.

The dining area occupies the centre of the space - ample room for a dining table that easily accommodates 8 or more diners, the pyramid rooflights above, the bar to one side, the living area beyond. It is a dining space designed for the kind of dinner party where no one wants to leave.



The living area at the garden end of the space is resolved with the same confidence. A walnut slatted media wall anchors one end, while a dramatic Venetian plaster feature wall - deep and textured, with a large circular brass wall clock set against it - marks the boundary between dining and living zones without dividing them. The bifold doors here open separately from those to the kitchen side, allowing the living area to open independently to the terrace - a detail that gives the whole space a flexibility that rewards daily living as much as entertaining.

Stand in this room in the evening with the lights on and the doors open to the terrace and you will understand, without needing to be told, exactly what this house is for.





THE WORKING HEART OF THE HOME

A pantry, a utility room and a boot room - each one better than it needs to be.

A kitchen of this quality demands proper support, and this home provides it without compromise.

The walk-in pantry is a room that a serious cook will appreciate immediately. Floor-to-ceiling open pine shelving runs three walls, with a dedicated wine rack and a full-height glass-fronted drinks and beverage fridge alongside. The organisation of the space is thorough: oak wood flooring, recessed lighting above, and enough storage to supply the entertaining this kitchen was built for. It is the kind of pantry that, once experienced, becomes a non-negotiable feature of every house thereafter.

The utility room is its equal in quality of finish: full-height handleless porcelain cabinetry housing Samsung integrated washer and dryer at counter height, a timber-topped working area with inset sink, warm stone-effect terrazzo tiling, and LED plinth lighting running at floor level. A separate matt black-framed frosted external door provides direct access from the side. The integral garage is also accessed from this part of the house - a practical arrangement that keeps arrivals and departures smooth in all weathers.

The boot room completes the sequence. Walnut slatted bench seating, open walnut shelving for shoes and hanging space for coats, vertical painted panel walls, and the same terrazzo tiling transitioning to the oak floor of the main hall. It is a room that arrives people properly and allows them to leave tidily.

The home office sits quietly off the hallway - well-proportioned at nearly 90 square feet, a room that could equally serve as a fifth reception room, a library, a homework room or a study, depending on what the next occupants need it to be.

These are the rooms that allow the front of house to look effortless. They have been thought about with the same care as everything else.





A LANDING THAT EARNS ITS SQUARE FOOTAGE

The staircase delivers you to a landing that refuses to be merely a corridor. A Velux rooflight opens the ceiling to sky and garden canopy, bringing natural daylight into the upper floor with a quality that shifts gently through the day. The oak and steel balustrade continues from below, its proportions consistent and generous. Vertical painted panelling lines one wall; a large arched oak-framed mirror adds warmth and depth. The black-framed bedroom doors are set within their own architectural recesses, each one a considered threshold.

It is the kind of landing where you pause rather than simply pass through.





THE PRINCIPAL SUITE

Generous, calm and beautifully resolved - a suite that takes its responsibilities seriously.

The principal bedroom is a room of real size and real quietness. Inset lighting sits flush within a clean flat ceiling, keeping the room feeling open and uncluttered. Alongside the bed, natural oak reeded wood panels run floor to ceiling, anchoring the headboard wall and giving the room a texture that contrasts with the white walls and deep-pile carpet surrounding it. Black-framed windows look out over the garden canopy, and linen curtains filter the light without blocking it. A dedicated seating makes the room feel genuinely inhabitable and an oak sliding door to one side leads, with pleasing directness, into the en-suite.

The dressing room is a room in its own right. Full-length fitted wardrobes on both sides - brass rail detailing, integrated LED lighting illuminating every hanging run and shelf, deep drawer stacks below and open display above - are flanked by a built-in dressing table set beneath a Velux rooflight that brings daylight directly onto it. The level of organisation possible within this space is considerable.



The en suite is a room of exceptional quality. Floor-to-ceiling Calacatta-effect marble tiling covers every surface - walls, floor, and shower enclosure. A freestanding white bath is positioned centrally in front of the black-framed window, garden trees visible beyond it, a brushed brass freestanding filler rising beside it. The walk-in shower has brass thermostatic controls and a substantial rainfall head, with a linear drain recessed into the marble floor below. A wall-hung walnut fluted vanity with twin basins sits beneath wall-mounted brass taps, and above it an organic-form brass-framed illuminated LED mirror completes the composition. Brass heated towel rail adds warmth throughout. The brass fittings are consistent and deliberate - the kind of hardware choice that confirms this room was resolved in full rather than assembled from a catalogue.



It is the kind of bathroom that makes the morning feel like an occasion rather than a routine.





ROOMS THAT GIVE EVERYONE THEIR OWN WORLD

Bedroom two is the most characterful of the three. The ceiling rises to a vaulted apex - the roofline giving the room height and character. Against one wall, a deep sage green slatted panel rises from floor to ceiling, its colour rich and confident, its texture warm. The black-framed window looks directly into a canopy of mature trees, so the room is framed in green from two directions at once. Well-dressed and entirely its own.

Bedroom three carries a quieter register: vertical painted panel walls, a blush velvet upholstered headboard, a black-framed window with sky and treetop views, a boucle armchair in the corner. Well-dressed and calm.



Bedroom four is the simplest of the three: clean lines, neutral palette, an arched headboard, an open garden outlook through black-framed windows. Uncluttered and composed.

The upper floor is served by a family bathroom and a separate shower room, both finished in neutral stone-effect tiling throughout. The shower room - with its oak effect tile, vessel basin on a oak fluted vanity, wall-mounted brass taps and brass rainfall head - is a considerably more considered space than the description "shared shower room" would normally suggest.

Together the upper floor gives the house a generosity of accommodation that will serve a family of any size, in any configuration of needs, without compromise.



THE TERRACE, THE GARDEN, AND THE STUDIO

An outdoor sequence as considered as anything within the house.

The rear of the home resolves itself in three distinct layers, each one earning its place.

The raised composite terrace runs the full width of the extension - a substantial outdoor platform, broad enough to be divided into two independent living zones. To the kitchen side, a dining set and sun loungers occupy the space directly outside the bifold doors in a configuration that makes outdoor breakfasts or long lunches entirely natural. To the living side, a large curved rattan sofa suite occupies its own zone, equally accessible from the second set of bifold doors. Glass balustrades run the full perimeter, keeping the view across the garden unobstructed. Beneath the terrace, a useful concealed storage space keeps garden furniture, equipment and seasonal items neatly out of sight. Steps descend centrally to the garden below, flanked by timber sleeper retaining walls, white gravel beds, clipped box spheres and olive trees in half-barrel planters - a landscaped transition that feels as designed as the terrace above it.





The lawn itself is immaculate: close-cut, broadly proportioned, striped with the unhurried precision of a garden that is genuinely cared for. Deep mixed borders run both sides, providing privacy without enclosure and planting that shifts with the season. Mature trees of real scale give the garden its vertical dimension and ensure that, at every point, there is something worth looking at.



THE STUDIO

At the far end of the garden, set within the planting and framed by mature hedging, cordylines and a weeping specimen tree, the garden studio is a properly built, properly considered structure. Timber-clad in a warm honey tone, with a dark flat roof and full-width black-framed Bifold doors, it faces the house across the full length of the lawn. As a home office it offers complete separation from the house. As a gym it has the space and the light. As a bar or entertainment room it has the character. As a combination of any of these things it has the flexibility. It is, in short, whatever is needed - and it adds a dimension to the plot that simple square footage cannot fully describe.

From the garden looking back at the house - the full-width terrace, the two sets of open bifold doors, the original gabled roofline rising behind the flat parapet - the scale and the ambition of what has been created here is entirely clear.





AUGHTON

The considered choice of people who know what they want from where they live.

Aughton occupies a particular position in the West Lancashire landscape: a village of genuine character, closely held by those who live there, and correspondingly sought after by those who discover it. Its appeal is not easily distilled into a list of amenities, though those amenities exist and are good. It is more about what the place feels like — the quality of its streets, the care taken of its properties, the particular combination of rural accessibility and urban connection that makes it, for many people, the right answer.

The village centre is within easy reach, with a choice of independent shops, public houses and eateries that serve the daily rhythms of a working community rather than performing for visitors. Ormskirk, a short drive away, extends the offer considerably - a market town with a strong independent trading tradition, a weekly market, a good range of restaurants and a Waitrose. The town also provides excellent rail connections, with a direct line to Liverpool Central and connections toward Manchester.

The M58, M57 and M6 motorways are readily accessible, giving the address an ease of travel north and south that those commuting to Liverpool, Manchester, Preston or beyond will appreciate. Liverpool John Lennon Airport is within comfortable reach. For schooling, both the state and independent sectors are well represented: Merchant Taylors', Scarisbrick Hall, Ormskirk Grammar and a strong provision of well-regarded village primaries all serve the area.

Prescot Road itself is one of Aughton's most established addresses - a road of large detached properties set in generous plots, mature hedging, and a settled residential character that changes slowly and rarely. A house of this quality, at this scale, on this road, is an uncommon opportunity.

People who move to Aughton tend to stay. That is, in the end, the most honest recommendation it has.

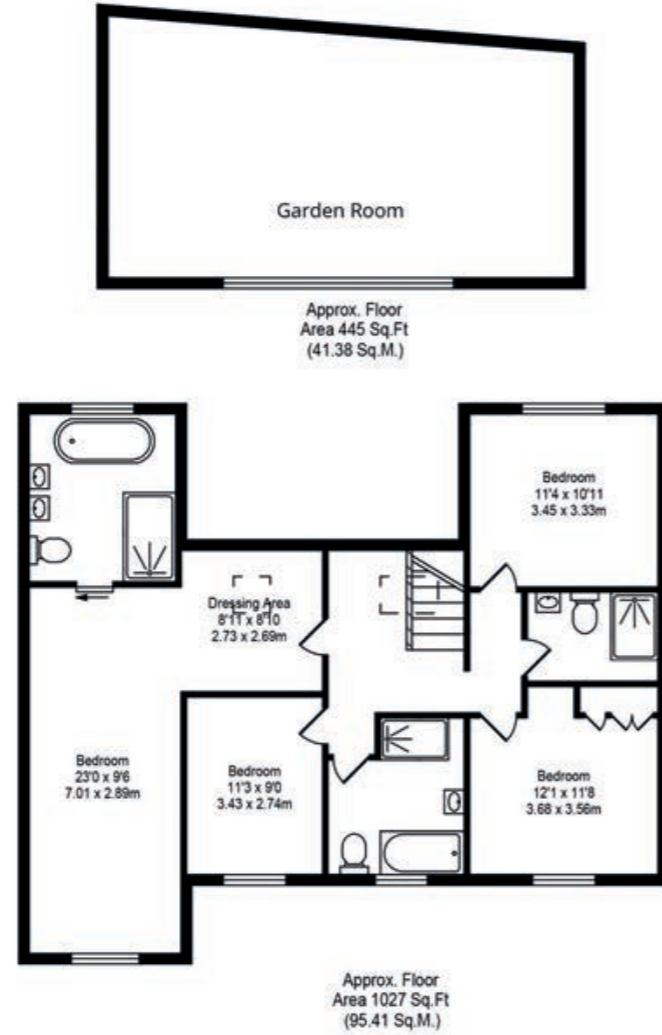
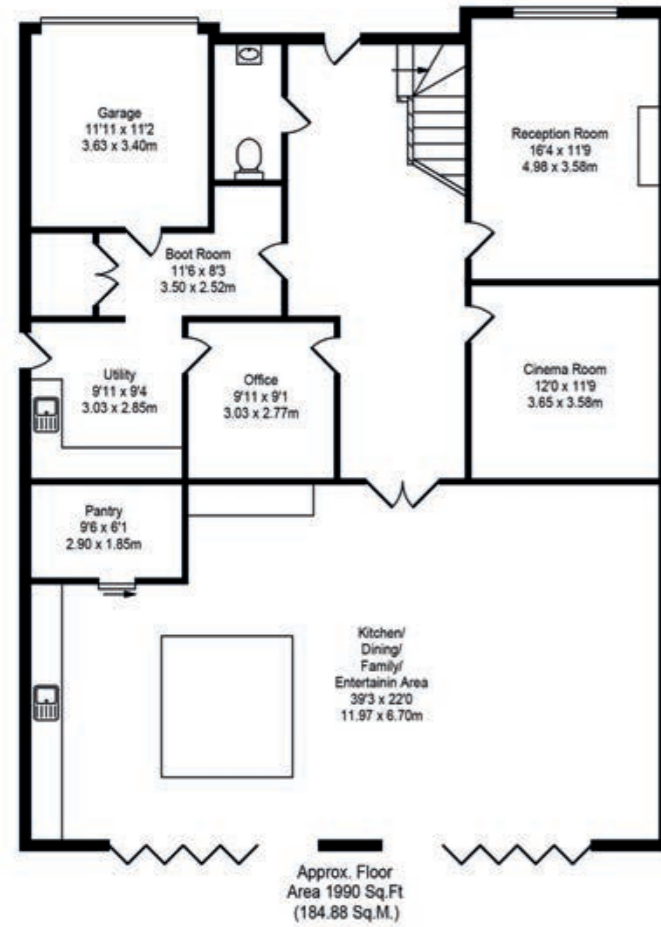


PRESCOT ROAD

Aughton



Prescot Road, Ormskirk
Total Approx. Floor Area 3462 Sq.ft. (321.67 Sq.M.)
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



FINER POINTS

- Full-width flat-roof extension creating a 39'3 x 22'0 kitchen, dining, family and entertaining space - one of the finest open-plan spaces at this price point in West Lancashire
- Two independent sets of full-width black-framed bifold doors opening the entire rear elevation to the terrace - the kitchen zone and living zone each with their own outdoor connection
- Two large pyramid rooflights flooding the heart of the house with overhead daylight throughout the day
- Designer kitchen with Calacatta marble waterfall island, walnut slatted cabinetry detailing, full Neff integrated appliance suite and dedicated drinks bar with gold-veined marble slab back panel
- Principal suite of exceptional quality: bedroom with rooflight coffer detail and natural oak reeded panels, fitted dressing room with integrated LED lighting and dedicated dressing table, and a fully Calacatta-tiled en suite with freestanding bath, walk-in brass shower and wall-hung walnut fluted twin vanity throughout in brushed brass
- Dedicated cinema room with full-width screen, perimeter LED cove lighting and boucle reclining sofa
- Walk-in pantry with full-height open shelving, wine rack and integrated drinks fridge
- Utility room of exceptional quality; boot room with bench seating and hanging storage; home office; integral garage with internal access
- Three further bedrooms each with individual character; en suite to bedroom two with walnut slatted shower room in brushed brass; family bathroom and additional shower room
- Raised composite terrace running the full width of the house, divided into two outdoor living zones with glass balustrades, wide composite steps, landscaped sleeper retaining walls and concealed underterrace storage
- Substantial timber-clad garden studio at the far end of a mature, generously proportioned rear garden - suitable as office, gym, bar, entertainment room or combination of all
- Retained original raw timber structural posts celebrating the dialogue between the original house and its new architecture
- Established Prescott Road address in the heart of Aughton village, with excellent motorway, rail and schooling connections





A NOTE FROM THE OWNERS

We have been part of this community long enough to know exactly why we wanted to stay in it. The schools, the neighbours - it all matters more than you realise until you have it. Aughton is the kind of place that quietly gets under your skin, and Prescott Road in particular has always felt like the right address.

When we decided to create this house, we approached it the way we would any important decision - slowly, carefully, and without cutting corners. We spent a long time planning before anything was built. We visited showrooms, reconsidered, refined. Every decision that felt easy in the end only felt that way because we had already worked through every alternative.

The result is a home we are genuinely proud of - not in a showy way, but in the way you feel proud of something when you know the effort that went into it. The kitchen, the suite, the cinema room, the garden, the studio - none of it happened by accident. All of it was chosen, considered, and chosen again.

We have had wonderful times in this house. It has been exactly what we hoped it would be - a home that works hard every day and still manages to feel special. We hope the family who buys it feels that from the moment they walk through the door, and we hope they use every room, exactly as it was intended.



HOUSE & HERITAGE

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