



BRIGHOUSE
WOLFF

High Pasture Mill Lane, Aughton, Lancashire L39 7HJ
£750,000



A once in a generation chance to purchase this extremely impressive detached bungalow, which is set in a much sought after location, on a very well proportioned predominantly south facing plot of approx. 0.7 acres, within east access of a variety of amenities.

The property is situated upon much sought after Mill Lane, Aughton and therefore enjoys a very desirable location with stunning open countryside views, whilst being ideally situated for numerous local amenities. Town Green railway station is located locally and provides excellent access into Liverpool City Centre, whilst access to the Motorway Network (M58) is also situated at nearby Bickerstaffe. Ormskirk town centre with it's wide variety of Supermarkets, shops, restaurants, bistro's and bars is set within a short drive, whilst Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally.

The accommodation which provides a light, spacious & flexible layout throughout briefly comprises; Entrance hallway, large lounge, breakfasting kitchen, dining room, conservatory, inner hallway, three bedrooms & shower room to the ground floor. To the first floor are three further rooms and wc.

To the exterior are stunning private gardens extending to approx. 0.7 acres - the rear gardens enjoy stunning views over the surrounding countryside for miles on a pleasant day- whilst parking for numerous vehicles is provided by a large driveway to the front, attached single garage and separate detached double garage to the side.

Further benefits include but are not limited to NO CHAIN DELAY, central heating and majority double glazing.

Early viewing is essential to appreciate the size and flexibility of the accommodation not to mention the very impressive gardens!

ACCOMMODATION

GROUND FLOOR

HALLWAY

The main door is accessed from the driveway and provides access into all accommodation.

WC/CLOAKS

Low level wc and frosted window.

LOUNGE

20'7" plus bay x 13'11" (6.28 plus bay x 4.25)

The main lounge area is a large open room to the rear of the property. With large double glazed bay window to the side elevation and sliding doors leading into the conservatory beyond.

DINING ROOM

10'8" plus bay x 12'0" (3.26 plus bay x 3.66)

Bay window to the side elevation, internal doors leading to the kitchen and lounge, radiator panel & ceiling lighting.

KITCHEN

13'6" x 12'10" (4.12 x 3.93)

Fitted with a comprehensive range of units together with contrasting work surfaces, splash backs and flooring, ceiling lighting, gas hob, integral double oven, sink & drainer unit and ceiling lighting.

CONSERVATORY

15'6" x 14'0" max (4.73 x 4.29 max)

A large P shaped conservatory which overlooks the stunning rear gardens. Tiled flooring, lighting and access into the lounge area.

INNER HALLWAY

Provides access to further accommodation, ceiling lighting.

BEDROOM 1

13'7" x 10'0" plus bay (4.15 x 3.05 plus bay)

Bay window to the rear elevation, radiator panel & ceiling lighting.

BEDROOM 2

10'9" plus bay x 8'10" (3.30 plus bay x 2.71)

Bay window to the side elevation, radiator panel, built in storage cupboard & ceiling lighting.

BEDROOM 3

10'0" x 8'5" (3.05 x 2.59)

Window to the rear elevation, radiator panel & ceiling lighting.

SHOWER ROOM

Fitted with a three piece suite comprising: walk in shower enclosure with overhead shower and glass shower screens, low level wc, wash basin, ceiling lighting & tiled walls.

FIRST FLOOR

Stairs lead to the first floor rooms and storage areas

ROOM 1

17'1" x 14'4" (5.22 x 4.39)

A main open room with base units and window facing the rear gardens.

ROOM 2

8'4" x 8'4" (2.55 x 2.55)

South facing window, Velux style skylight, ceiling lighting.

ROOM 3

10'6" x 8'5" max (3.22 x 2.58 max)

Velux style skylight, ceiling lighting.

ROOM 4

14'4" x 5'1" (4.39 x 1.55)

Accessed from the main stairs, ceiling lighting & access into the main loft/eaves storage area.

EAVES/LOFT STORAGE

A large loft space provides more than ample storage space.

EXTERIOR

PARKING & GARAGES

The plot is accessed via electrically operated double gates leading from the lane. A large tarmac & flagged driveaway provides parking for numerous vehicles. Attached to the main dwelling is a single garage with access door, windows and storage/utility area behind. In addition and detached from the property is a large brick built double garage with up and over electric door, power and light, window & personal door to the side.

GARDENS

The property is set upon a stunning tree lined plot of approx. 0.7 acres of gardens which provide excellent private outdoor living space. The rear gardens are extremely impressive in size and views and face in a sunny southerly direction. On a sunny day, views towards Liverpool docks and the Welch mountains beyond can be seen.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council Website 2026/27

Band: E

Charge: £3005.48

MOBILE & BROADBAND

Mobile Signal:

EE - Good outdoor & in-home.

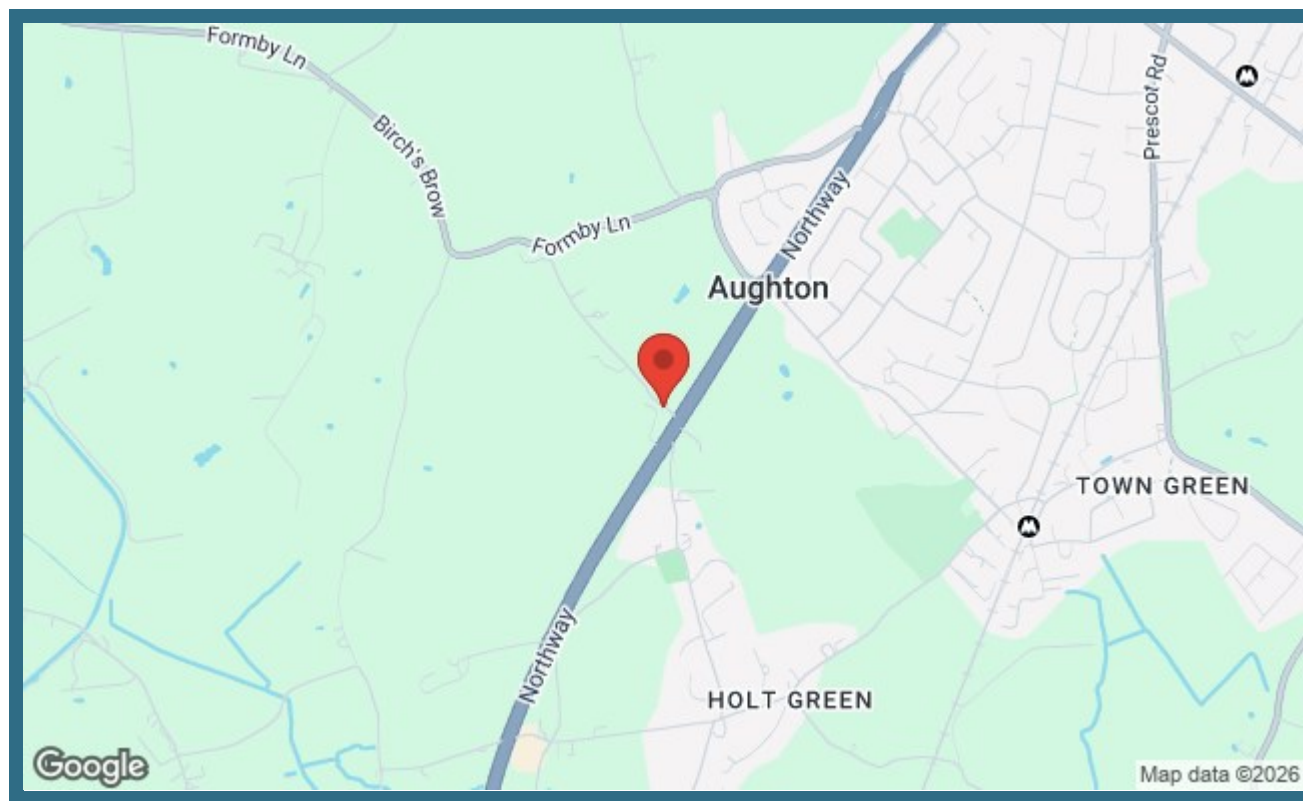
O2 & Vodafone - Good outdoor, variable in-home.

Three - Good outdoor.

Broadband:

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

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.

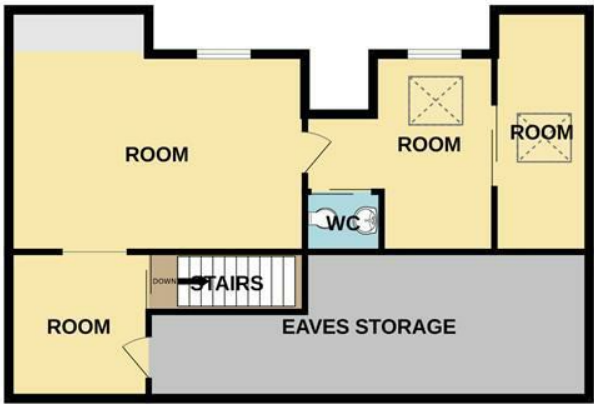
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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.

GROUND FLOOR
2158 sq.ft. (200.5 sq.m.) approx.



1ST FLOOR
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 2935 sq.ft. (272.7 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

