



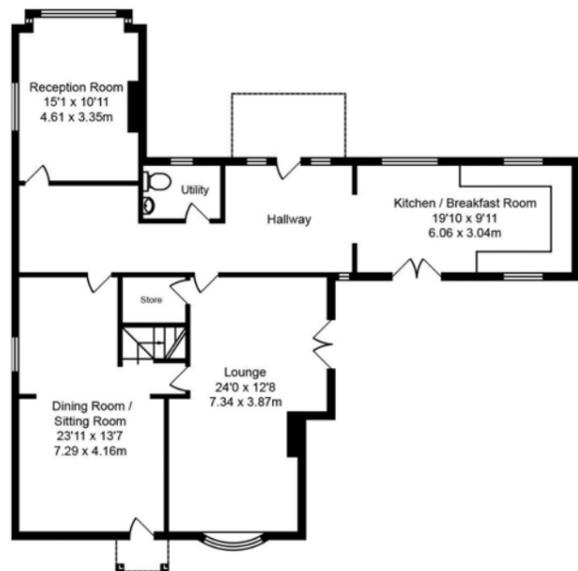
Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

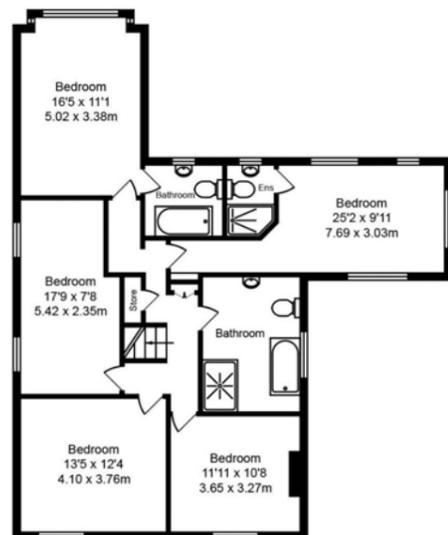
## Mill Lane, Aughton

Total Approx. Floor Area 2993 Sq.ft. (278.0 Sq.M.)

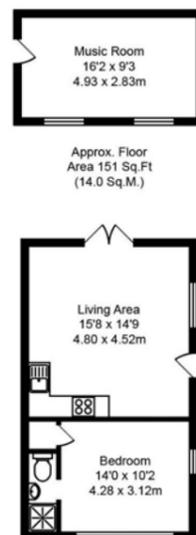
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor  
 Approx. Floor Area 1302 Sq.Ft (121.0 Sq.M.)



First Floor  
 Approx. Floor Area 1152 Sq.Ft (107.0 Sq.M.)



Annexe  
 Approx. Floor Area 388 Sq.Ft (36.0 Sq.M.)



Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: G

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Arnold & Phillips are delighted to bring to market a rare opportunity to acquire this five-bedroom detached residence, situated within approximately two and a half acres along the prestigious Mill Lane in Aughton, West Lancs.

Ideally positioned, 'Mill House' has been sympathetically renovated throughout and provides an abundance of future potential. With a host of local amenities located nearby, this spacious property also enjoys superb transport and commuter links, whilst also falling within the catchment area for several highly regarded primary and secondary schools.

Extending to a generous 2,993 square feet of luxury semi-rural living accommodation, the oldest part of this compelling property dates back to the early 18th century. Double fronted this impressive property also boasts a detached one-bedroom annex within its sprawling private plot. Approached via a large newly installed driveway which sweeps around a feature central roundabout, extensive off-road parking is provided. Internally within the main house the accommodation comprises reception hallway, three spacious reception rooms, dining kitchen, utility room, five bedrooms and three bathrooms.

The former garage has been converted into an open plan kitchen/lounge with bedroom and shower room. There is also an additional detached garden building which has previously been used as a music room. The gardens border open countryside and afford outstanding open views to all aspects, with the plot extending to approximately two and a half acres and featuring a charming summer house and a wildlife pond with a small bridge crossing.

The property is set in the heart of rural Aughton amongst beautiful countryside in a highly regarded and sought after locale, noted as much for its luxury homes as for its peaceful rural setting. Close by is the historic market town of Ormskirk with its many fine shops, trendy wine bars and restaurants. With generous proportions throughout and brimming with an abundance of future development potential, internal inspection is highly advised to fully appreciate all on offer within this magnificent property.



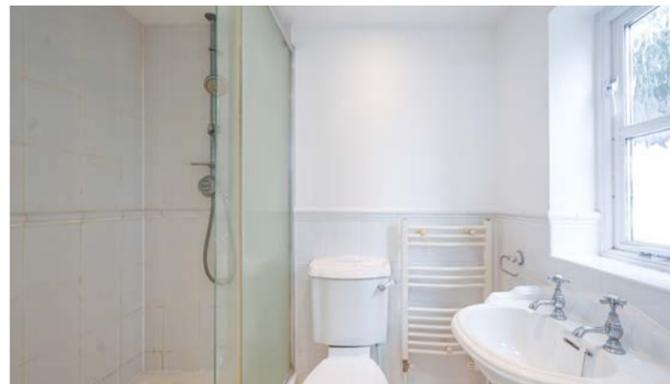


KEY FEATURES

- Prestigious Detached Home
- Five Bedrooms
- Circa 2993 Square Feet
- Three Spacious Reception Rooms
- Dining Kitchen
- Detached One-Bedroom Annex
- Approx. 2.5 Acre Plot
- Bordering Open Countryside
- Large Newly-Installed Driveway









THE LUXURY PROPERTY SPECIALISTS

Mill Lane, Aughton

A&P