



SCHOOL LANE, WESTHEAD, ORMSKIRK

Guide Price £925,000

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## SCHOOL LANE, WESTHEAD, ORMSKIRK

A fine example of a Gentleman's Residence set within stunning grounds extending to 0.6 acres or thereabouts. This stunning family home comprises of a reception hallway, sitting room, living room, dining room, music room, home office, and a fantastic family room, kitchen and utility and shower room. Master bedroom with en-suite, four further bedrooms and a family bathroom. Complimenting the beautiful family home is a detached double garage and ample parking area for several vehicles. Truly a property to be viewed to appreciate this superb family residence.





## SUMMARY

A fine example of a Gentleman's Residence set within stunning grounds extending to 0.6 acres or thereabouts. This stunning family home comprises of a reception hallway, sitting room, living room, dining room, music room, home office, and a fantastic family room, kitchen, utility room and ground floor shower room. The huge master bedroom is complimented with an en-suite, there are four further bedrooms and a family bathroom. Outside the stunning grounds have a detached double garage and ample gravel parking area. Truly a property to be viewed to appreciate this superb family residence.

## FRONT DOOR & ENTRANCE HALL

A Traditional style composite front door has a stylish glazed panel insert. Entering into a corridor hallway which leads and opens into a spacious reception hallway. Staircase to first floor. Pendant chandeliers and ceiling downlights with deep coving. Tiled floor.

Window to front aspect. Living flame gas fire set to a tiled hearth and back, with a decorative fire surround. Deep ceiling coving and chandelier. TV point.





## DINING ROOM

Window to front aspect. Traditional cast iron fireplace is set to decorative fire surround, chandelier light fitting, beautiful ceiling rose and deep ceiling coving. Internal glazed double doors leading into...

## MUSIC ROOM

Window to side aspect. Currently used as a music room, with benefit of a TV point and telephone point. Chandelier light fixture and deep ceiling coving. Door to....

## HOME OFFICE

This spacious room has a window to the rear aspect overlooking the family room and internal double glazed doors give access into family room. Ceiling lighting and deep coving.



## FAMILY ROOM

Substantial Orangery style family room has picture windows to both rear and side aspects allowing views over beautiful grounds and gardens. Patio French style doors to rear give access to a gravel patio entertaining area and gardens. Wall mounted TV point. Wall lighting, stylish timber beam ceiling. Tiled floor. Wall lighting and wall mounted TV point. This is truly a fabulous room for the whole family to enjoy and a fantastic entertaining space. Internal doors to...

## KITCHEN

Windows and doors to rear aspect. Country style fitted kitchen with granite countertops with upstands and a ceramic Belfast sink with mixer tap. Integrated appliances include a dishwasher, range cooker with stainless steel extractor over. Countertops extend behind the range cooker creating a granite splashback. Space for American style fridge freezer. Tiled floor and ceiling spotlights. Door to...



Fitted  
stair  
cup  
ma

## UTILITY ROOM

Fitted units compliment the kitchen with stainless steel sink unit. Large storage cupboards. Plumbing and space for washing machine. Tiled floor. Strip lighting.

## LIVING ROOM

Twin windows to front aspect. Gas living fire in large and statement limestone fireplace and hearth. Pendent chandelier light points and additional ceiling spotlights.

## SHOWER ROOM

Ground floor shower room is fitted with a 3 piece suite comprising of a W.C, pedestal hand washbasin and a tiled shower enclosure. Par tiled walls, chrome ladder radiator and ceiling spotlights.

## STAIRS AND LANDING

The traditional style stair rises and turns to the first floor creating a gallery landing area. Sp





## BEDROOM ONE

Twin windows to rear aspect. Spacious master bedroom suite with a range of built in sliding door wardrobes and space for additional freestanding bedroom furniture. Ceiling spotlights. TV point. Door to...

## EN-SUITE

Completed with a WC, pedestal hand washbasin and shower enclosure. Fully tiled walls and tiled floor. Tall ladder towel radiator and ceiling spotlights.

## BEDROOM TWO

Window to rear aspect. Double bedroom offers ample space for freestanding bedroom furniture. Laminate wood effect flooring.



## BEDROOM THREE

Windows to front aspect. Double bedroom with laminate flooring.

## BEDROOM FOUR

Window to front aspect. Double bedroom offers ample space for freestanding bedroom furniture. Laminate wood effect flooring. Ceiling light point..

## BEDROOM FIVE/DRESSING ROOM

Window to front aspect. Currently used as a walk-in wardrobe there is ample space for clothes and shelving storage. Laminate wood effect flooring.



## FAMILY BATHROOM

High level window to side aspect. A 4-piece suite comprising of twin pedestal hand washbasins with mirror over, W.C, sliding glass door shower enclosure and a freestanding bath. Tiled walls, tiled floor and ladder towel radiator. Spotlighting.

## OUTSIDE

### FRONT ASPECT

The property is set along a long gravel driveway leading to the front door, which has traditional stone features surrounding. There is ample parking for several vehicles. Open access to lawned ground and rear aspect.

## DOUBLE GARAGE

This superb property has a detached double garage with pitched tiled roof. Two separate up and over garage doors. Power and light.

## GROUNDS

There are substantial family entertaining areas to the rear aspect with a large expanse of lawn for the whole family to enjoy. Outside lighting for evening entertaining. Summer house with double doors and windows to front aspect. The property sits within 0.6 acres of land or thereabouts, and enjoys plenty of privacy with mature trees and hedging..

This property would be an ideal equestrian property subject to gaining any necessary consents.





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