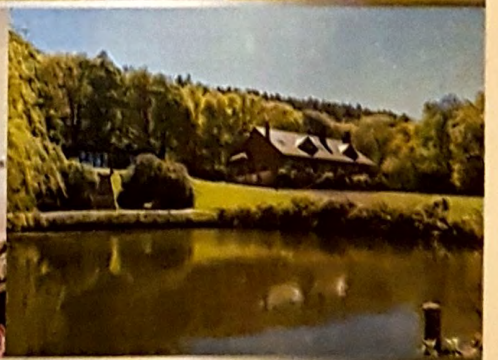


Sanderson Lane, Heskin



Price On Application

arnoldandphillips.com

Situated on the gentle slopes of Harrock Hill, Glendale occupies probably one of the most picturesque and private plots in West Lancashire. This captivating home is approached by a long private driveway and is set in approximately 5.5 acres of land and gardens. The property has been modernised and extended by the current owners to an almost unassailable standard and the home's position takes full advantage of the breath taking vistas over the Lancashire plains.

Accommodation covers over 4800 square feet, with almost every room in the main building commanding beautiful open views. There is the benefit of additional ancillary accommodation and brief highlights of the main house include; a spacious entrance hallway, a huge lounge with breakfast room, a snug, formal dining room, and a large Farmhouse kitchen, a bedroom and a bathroom complete the ground floor accommodation. The further lower ground floor features a private library and home office and huge basement level storage with utility room facilities. On the first floor there are three wonderful bedrooms and a family bathroom. The lavish master bedroom suite benefits from en-suite facilities, a dressing room and access to a balcony, perfect for relaxing evening drinks or a morning coffee.

There is a separate detached bungalow, extending to just over 1000 sq feet which would be ideal for a co-dependent relative, a work from home office space, or perfect for dual family living. The accommodation in the bungalow includes a large open plan kitchen/living room including an Aga, bedroom 1, bedroom 2/home office and a fabulous bathroom, with doors opening to the outside and including a Jacuzzi bath, shower and massage bed.

Outside, the gardens which surround the house are a horticulturists dream - with lawns, mature planting, a wildlife pond, and a vine covered greenhouse. The gardens immerse you in the verdant surroundings with total privacy and there are fantastic spaces for entertaining including a huge terrace, ideal for family get togethers. The pretty frontage is approached via the driveway that leads to an extensive forecourt parking area with space for a garage, and benefits from a huge wooden log store and wood built stable block. The outside spaces offers huge scope for the equestrian enthusiast with the grounds boasting excellent potential for a future paddock.

Despite its rural credentials, this beautiful character home is close to the pretty village of Parbold which is only minutes away, as well as the M6 and M58 motorways, ensuring those looking for a base for their commute will have ease of access throughout the region.





BEYOND *compare...*



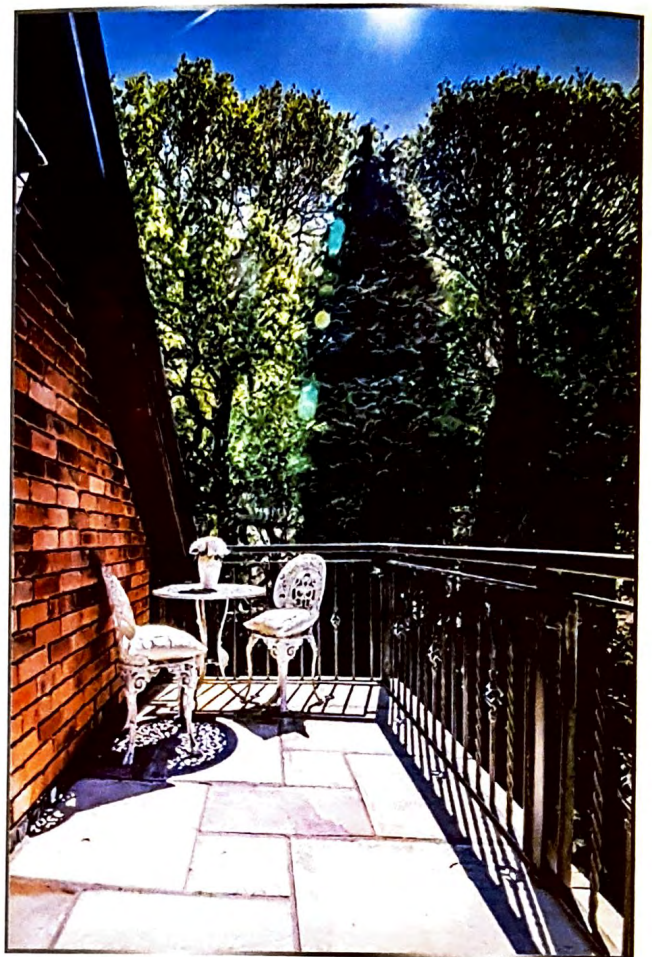




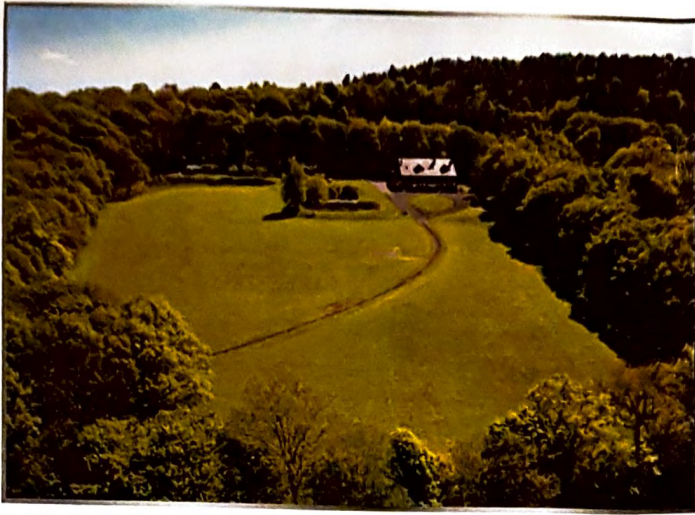
TRADITIONAL *charm...*



A COUNTRY *life...*





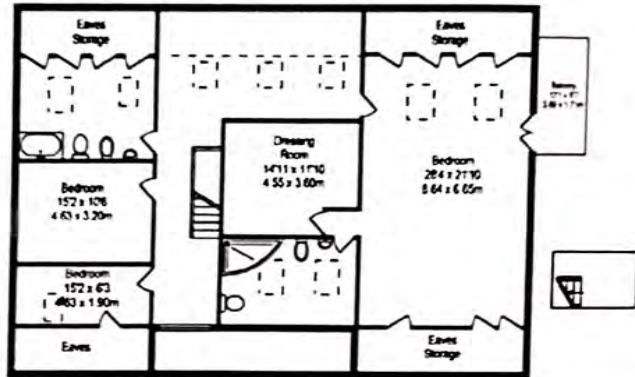




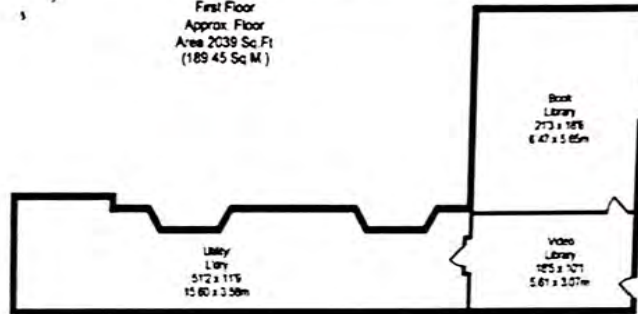
Sanderson Lane, Heskin

Total Approx. Floor Area 5441 Sq.ft. (505.44 Sq.M.)

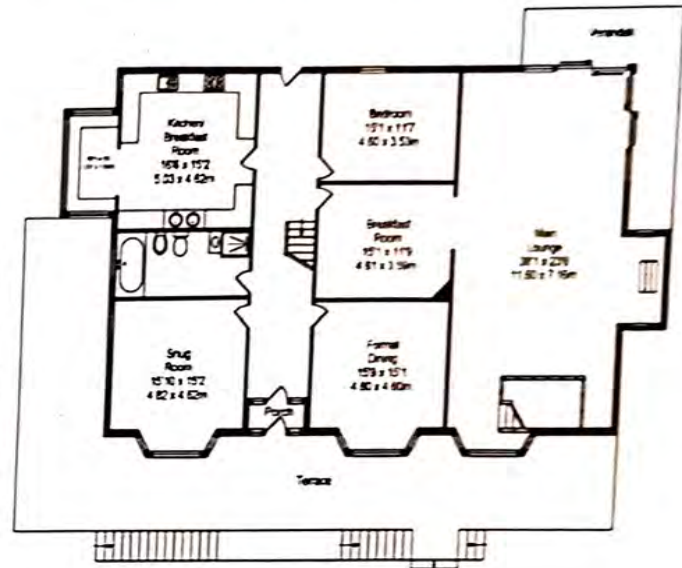
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.



First Floor
Approx. Floor Area 2039 Sq.Ft (189.45 Sq.M.)



Lower Ground Floor
Approx. Floor Area 1103 Sq.Ft (102.43 Sq.M.)



Ground Floor
Approx. Floor Area 2299 Sq.Ft (213.56 Sq.M.)

Sanderson Lane, Heskin

Total Approx. Floor Area 1711 Sq.ft. (159.02 Sq.M.)

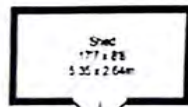
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.



Annex
Approx. Floor Area 1101 Sq.Ft (102.30 Sq.M.)



Approx. Floor Area 71 Sq.Ft (6.56 Sq.M.)



Approx. Floor Area 148 Sq.Ft (13.78 Sq.M.)



Stables
Approx. Floor Area 382 Sq.Ft (35.38 Sq.M.)

MAIN HOUSE

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



England, Scotland & Wales
Address: Sanderson Lane, Heskin

ANNEX

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



England, Scotland & Wales
Address: Annex Sanderson Lane, Heskin