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The Estate Agents



1 The Barnes Abbey Farm, Abbey Lane, Ormskirk, L40 5TX

Asking Price £145,000

Presenting The Lilac. A beautiful modern lodge, set in a peaceful and idyllic location in the Lancashire countryside. This FULLY FURNISHED lodge has a stunning open plan living dining kitchen, utility room, two bedrooms, en-suite bathroom and separate shower room. Located within a beautiful site, which is ideal for those looking for a weekend get away, or perhaps moving to a more tranquil slower pace of life. The lodge is exceptionally well presented throughout with all the modern amenities of Hive heating, double glazed windows and doors, beautiful decked entertaining areas and more...

FRONT DOOR

Steps lead onto the decking and a UPVC glazed front door with integral blinds, gives access to...

LIVING ROOM/DINING ROOM



Double glazed windows with integral blinds to the sides and front aspect. A sumptuous living/dining area with carpet flooring, there is a built in TV and entertainment unit, wall mounted electric fire below the TV and display cabinet. Space for a dining table and chairs. Patio doors leading onto the front decking area. Ceiling spotlights.

KITCHEN



Window to the side aspect. The kitchen area has complimenting wall and base units to wall and floor with solid worktops over with a stainless steel sink unit. There is a 5 burner gas hob, glass splashback, with extractor fan above. Integrated appliances include a microwave, dishwasher, electric oven and grill. Over the counter top are pendant lighting along with spotlighting. Wood effect Vinyl Flooring.

UTILITY ROOM

Window to the side aspect. Vinyl flooring. Fitted base units with a stainless steel sink. Integrated washing machine.

BEDROOM ONE



Window to the side aspect. Over bed lighting. Fitted vanity unit and matching bedside cabinets. Walk in closet. Ceiling spotlights.

EN-SUITE



Window to the side aspect. Suite comprising a bath with shower over head and glass screen, WC, inset vanity sink unit with storage cupboard below, shelving and counter top space with mirror over. Vinyl flooring. Extractor Fan, heated ladder radiator.

BEDROOM TWO



Window to the side aspect. Over bed spotlighting. Fitted wardrobes and bedside cabinate. Ceiling spotlights.

SHOWER ROOM



Window to the side aspect. Suite comprising a glass shower enclosure with electric shower, WC, inset vanity sink unit with storage below, shelving and counter top, mirror over. Vinyl flooring. Ladder radiator. Heated ladder radiator.

OUTSIDE



Patio and decking area to the front, side and rear aspects offers fantastic entertaining areas for BBQing or simply relaxing in the sun. There is ambient lighting for evening access. Parking area and the property is surrounded by well kept lawn areas to front and side aspects, complimented with purple slate rockery.

ADDITIONAL INFORMATION

The property has a mains gas central heating system with a Hive thermostat and is double glazed window and doors throughout.

There are 2 parking spaces with this lodge. The site has the benefit of being secured with electric gates and there is a manager on site 24 hours a day.

On site there is a fishing lake, games room, children's

play area, dog exercise field and mail room. Residents also have access to use the facilities on other Harrison sites.

The Lodge and site has easy access to local shops such as Booths, B & M and more, along with easy reach of the local Public House.

Local Vilages and Towns of Ormskirk, Buscough, Southport and Skelmersdale are just a few minutes drive away.

MANAGEMENT FEES & CHARGES

We understand that Fees for year January 2023 to January 2024 is £5300per annum. The fees includes Ground Rent, Water Use, Maintained Gardens etc.. Please note, this is a residential site over 52 week season with unlimited age restrictions

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

TENURE

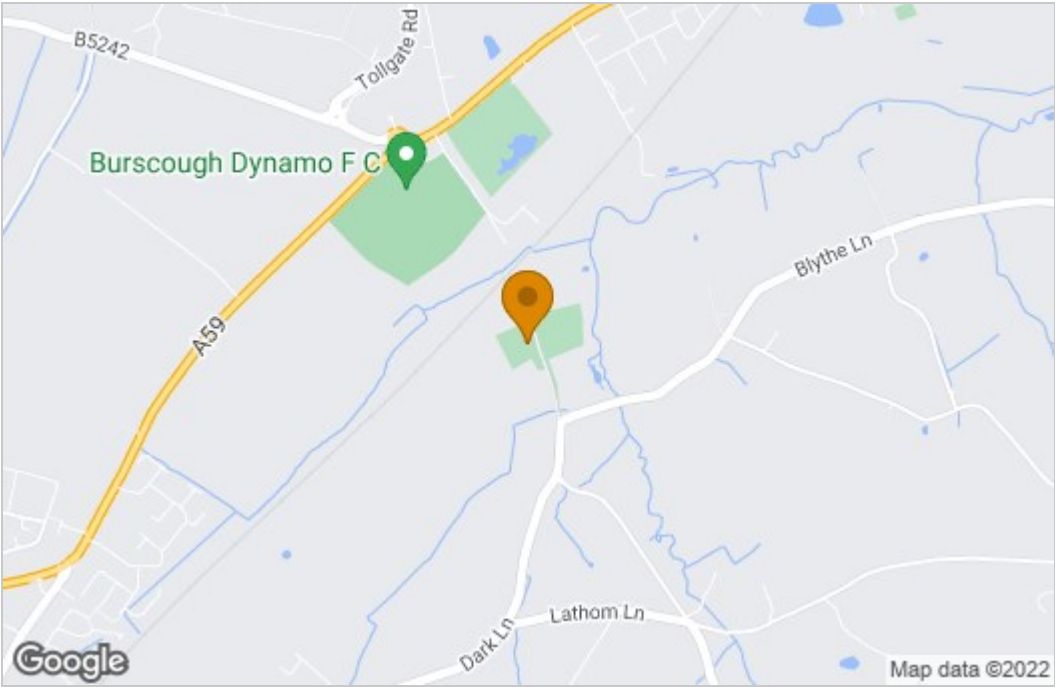
PLEASE NOTE: We cannot confirm the Tenure of this property and any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

VIEWINGS

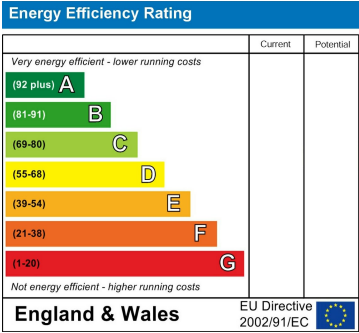
Viewing strictly by appointment through the Agents.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.