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The Old Vicarage Church Lane

Lydiate, L31 4HL

6 5 4 D

£3,500,000

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Lydiate, L31 4HL

£3,500,000









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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Tel: 01704827402











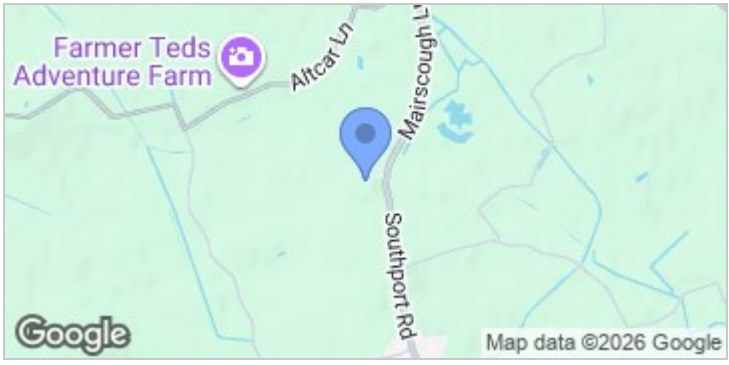
Road Map



Hybrid Map



Terrain Map



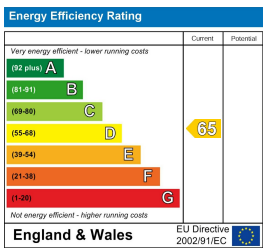
- **SIX BEDROOM DETACHED LUXURY RESIDENCE SET WITHIN OVER 2.5 ACRES OF LANDSCAPED GROUNDS**
- **ELECTRIC GATED ENTRANCE WITH SWEEPING DRIVEWAY AND INTEGRAL DOUBLE GARAGE**
- **SPECTACULAR OPEN PLAN KITCHEN AND FAMILY ROOM WITH EIGHT METRE VAULTED CEILING**
- **BESPOKE KITCHEN FEATURING PREMIUM GAGGENAU APPLIANCES AND SIX METRE KRION ISLAND**
- **STUNNING PRINCIPAL SUITE WITH PRIVATE TERRACE, WALK IN WARDROBE AND MEZZANINE SNUG**
- **VERSATILE LOWER GROUND FLOOR IDEAL FOR A GYM, CINEMA ROOM, GOLF SIMULATOR OR ENTERTAINING SPACE**
- **DETACHED BARNS WITH PERMITTED DEVELOPMENT RIGHTS OFFERING FURTHER POTENTIAL**
- **SMART HOME TECHNOLOGY, UNDERFLOOR HEATING THROUGHOUT AND PANORAMIC COUNTRYSIDE VIEWS**
- **TENURE FREEHOLD - COUNCIL TAX BAND F**

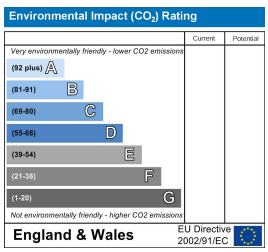
Viewing

Please contact our Formby Office
on 01704827402 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph





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