



*The Hollies, Butchers Lane, Aughton.*





### Where 1930s Character Meets Contemporary Comfort

This thoughtfully reimagined, four bedroom home blends period charm with modern-day living to create a space that's as practical as it is stylish. Every detail has been considered for comfort, flexibility, and enjoyment. Tucked away in mature, secluded grounds, it's a home designed for making memories, where timeless design and tasteful updates come together effortlessly.







### A Modern Sanctuary

Step into a world where contemporary elegance meets effortless family living. This beautifully modernised property, presented by House and Heritage, is a rare jewel nestled on the prestigious Butchers Lane in Aughton, Ormskirk. Designed for those who appreciate refined comfort, adaptable spaces, and a lifestyle that seamlessly blends relaxation with sophistication, this home is an invitation to live exceptionally.

From the moment you arrive, the property's striking frontage commands attention. An in-and-out driveway offers both convenience and a sense of arrival, easily accommodating multiple vehicles. Electric gates provide privacy and peace of mind, while mature borders and meticulous landscaping create a welcoming first impression. With two separate entrance points, the home is perfectly tailored for busy households or guests, offering flexibility and ease.





## Elegant & Effortlessly Inviting

The main lounge is a beautifully proportioned space where clean lines and clever design create an atmosphere of calm and contemporary refinement. The high ceiling and generous proportions enhance the sense of openness, while large windows flood the room with natural light, adding to its bright and uplifting feel.

A statement chandelier brings a subtle touch of glamour, drawing anchoring the space with modern sophistication. A feature wall frames the integrated TV and sleek modern fireplace combining and built-in alcoves offer opportunities for curated display, adding depth and personality to the room.

Designed for both everyday comfort and relaxed entertaining, this is a space that adapts easily to your lifestyle, whether you're hosting guests, enjoying a quiet evening in, or simply taking in the tranquil garden views. Every element has been thoughtfully chosen to create a lounge that feels both luxurious and livable.







## Everyday Spaces Designed for Comfort and Connection

Just beyond the main living area, the snug offers a peaceful retreat, perfect for quiet moments or relaxed conversation. Filled with natural light from generous windows and finished in soft, neutral tones, it's a calming, cocoon-like space ideal for reading, enjoying a coffee, or simply watching the garden change with the seasons.

The dining area strikes a balance between style and practicality, a feature wall adds a modern touch, and the open access from the kitchen and the snug makes it ideal for everything from casual family meals to more formal occasions.













### Light, Space, and Flexibility

At the heart of the home, the kitchen brings together clean design and practical details. Crisp white cabinetry, sleek worktops, and integrated appliances create a fresh, uncluttered look, while a central island provides a sociable spot for breakfasts, evening drinks, or catching up with friends. Glass doors and large windows let the light pour in, making the space feel bright and welcoming throughout the day.

Each of these spaces has been thoughtfully designed to make everyday living feel easy and enjoyable, whether you're entertaining, relaxing, or simply spending time with those who matter most.







### A Haven for Focus and Inspiration

The home office is a lovely space that perfectly balances relaxation and productivity. Flooded with natural light from expansive windows, the room offers a bright, uplifting environment ideal for focused work or creative pursuits. Crisp white walls and a soft, neutral palette create a calming backdrop, while subtle architectural details, such as elegant wall sconces and a statement chandelier add an air of refinement and sophistication.

Thoughtful layout ensures the office feels both private and connected, with direct access to the garden providing a seamless transition between indoor and outdoor spaces.











## A Calm Retreat for Rest and Rejuvenation

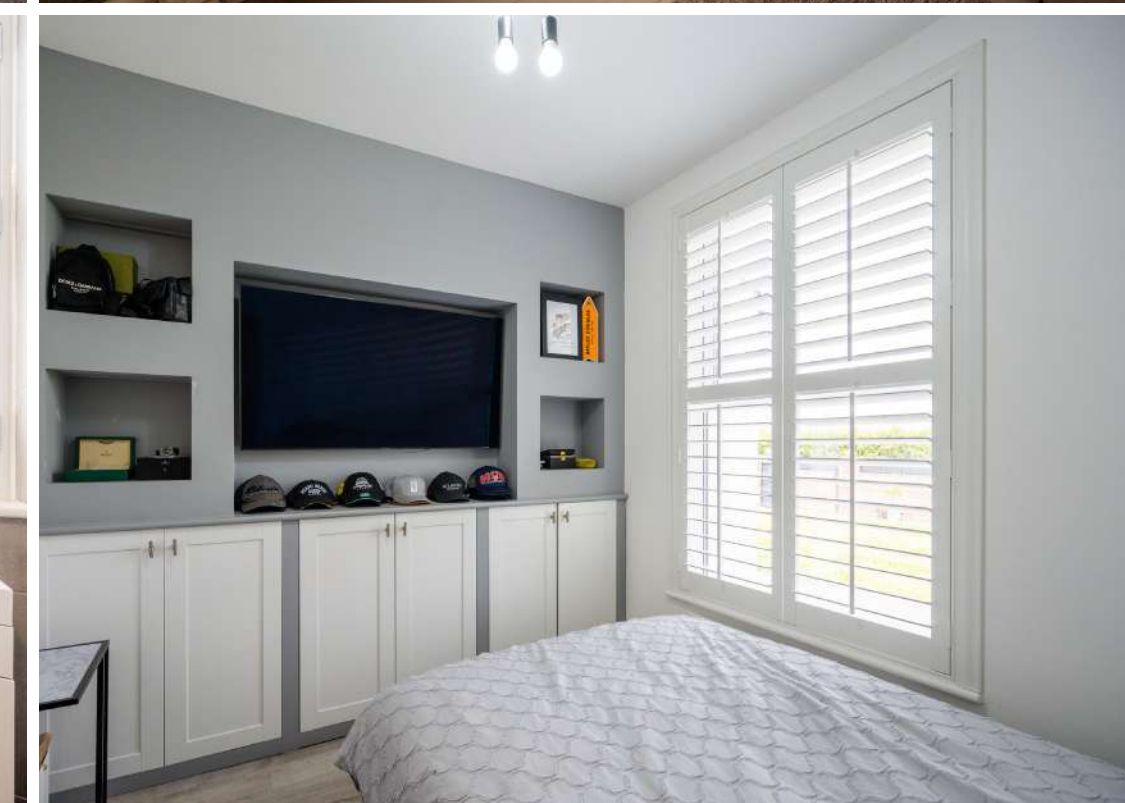
The home's four bedrooms are bright, well-proportioned, and thoughtfully designed to offer calm, comfortable living. Large windows with wooden shutters invite in natural light while maintaining a sense of privacy and peace. Soft, neutral tones and contemporary finishes add to the restful feel of each space.

The principal bedroom is spacious and serene, while the remaining rooms offer flexibility, perfect for family or guests.

The main bathroom has been thoughtfully designed to offer both style and serenity. Large marble-effect tiles flow across the floor and walls, creating a clean, seamless look that feels both elegant and calming. Natural light filters through full-height wooden shutters, softening the space while maintaining privacy.

A freestanding bath sits in prime position, perfect for relaxing with views of the garden. Twin basins sit atop a floating vanity, enhanced by under-cabinet lighting and a generous backlit mirror. A walk-in shower with rainfall fitting, frameless glass, and sleek, wall-mounted fixtures completes the spa-like feel.

A second bathroom, styled as a modern shower room, is finished to a high standard and provides everyday comfort for both residents and visitors.











### A Timeless Setting with Privacy, Space, and Style

Set within a generous and secluded plot, the property makes an immediate impression with its striking white façade and balanced architectural lines. A beautifully maintained in-and-out driveway provides easy access and ample parking, framed by a handsome brick wall and wrought-iron gates that add both privacy and a touch of grandeur. Mature hedging and established trees offer natural screening, creating a peaceful and inviting sense of arrival.

The crisp white exterior is complemented by classic black accents on the doors and window frames, giving the home a timeless yet contemporary look. Neatly landscaped borders soften the clean lines, while two separate entrance points offer added convenience.

To the rear, the garden opens out into a private and thoughtfully designed outdoor haven. Expansive lawns, mature planting, and winding paths create a sense of calm and connection with nature. A split-level patio offers distinct areas for entertaining and relaxation, with a contemporary pergola sheltering an alfresco dining area perfect for enjoying summer evenings or weekend brunches outdoors. The large paved terrace links the home and garden seamlessly, with plenty of space for sun loungers, outdoor seating, and casual get-togethers.

Two versatile outbuildings further enhance the lifestyle appeal: one styled as a traditional pub for hosting and celebrations. Altogether, the grounds combine classic charm with practical, low-maintenance design, offering a sanctuary equally suited to lively entertaining and peaceful downtime. With its impressive frontage, secluded setting, and beautifully arranged outdoor spaces, this home promises a truly special way of living.







# HOUSE & HERITAGE

- Stylishly modernised four-bedroom detached bungalow on sought-after Butchers Lane, Aughton
- Generous plot with electric gates, in-and-out driveway, and mature landscaped frontage
- Spacious open-plan kitchen and breakfast room with high-quality finishes
- Separate dining room and large main lounge, ideal for both entertaining and everyday family life
- Snug overlooking the garden, perfect for informal relaxation
- Dedicated home office with direct garden access, ideal for remote working
- Two family bathrooms, including one with freestanding bath, twin basins, and dual walk-in showers
- Fully enclosed rear garden with lawn, split-level patio, and covered seating areas
- Two versatile outbuildings including a fully equipped home bar
- Excellent location close to Ormskirk's amenities, schools, and transport links

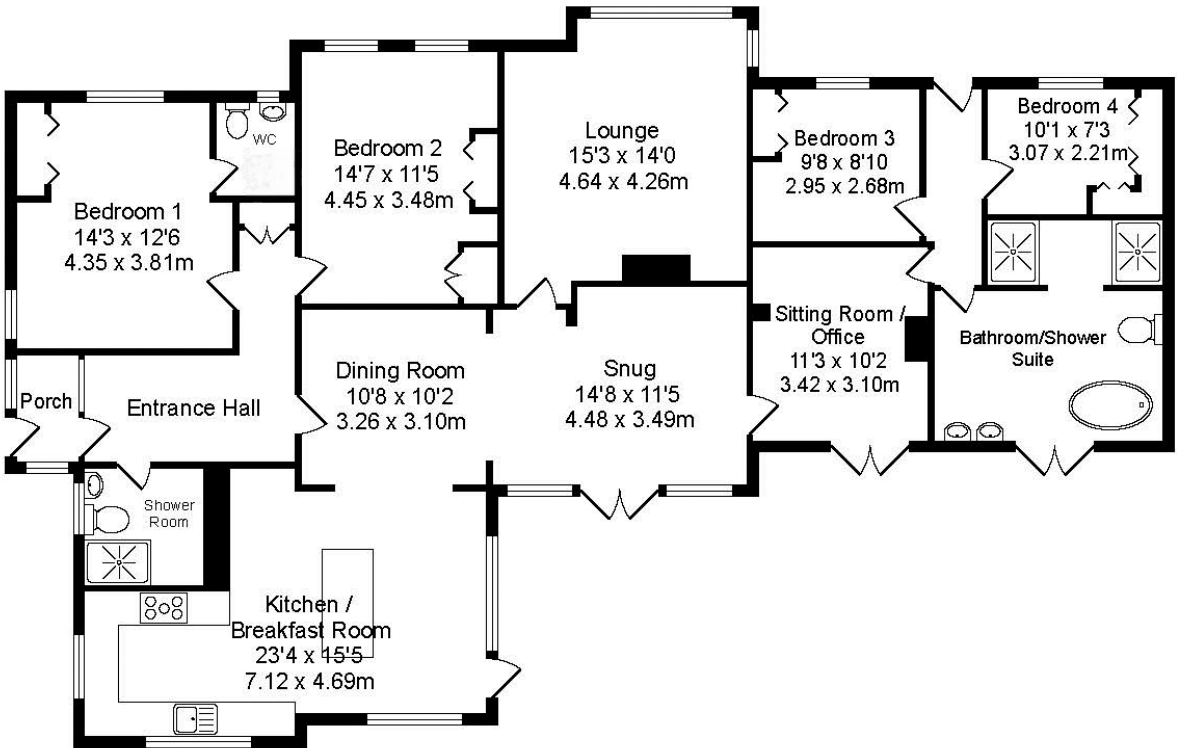


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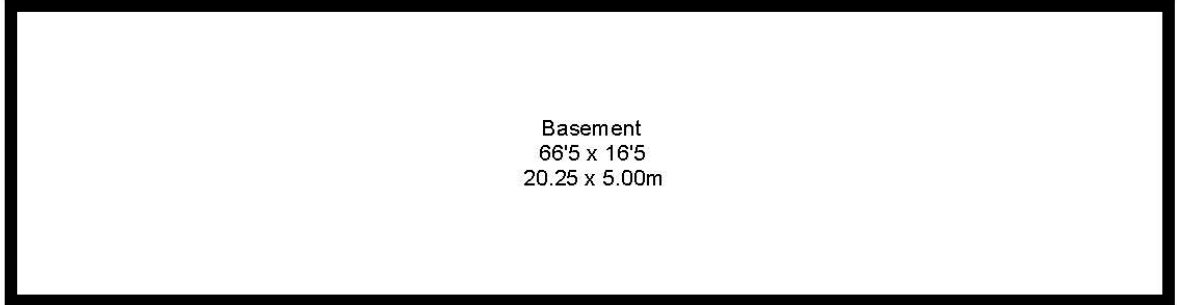
## The Hollies Butchers Lane, Ormskirk

Total Approx. Floor Area 3516 Sq.ft. (326.7 Sq.M.)

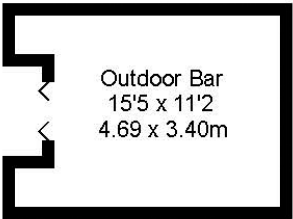
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



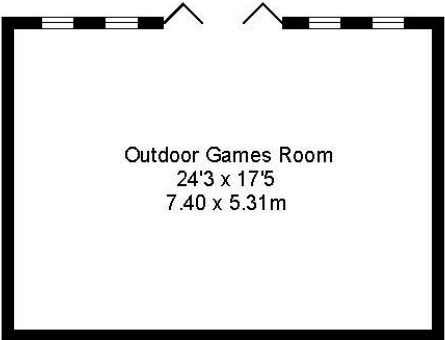
Ground Floor  
Approx. Floor  
Area 1845 Sq.Ft  
(171.4 Sq.M.)



Basement  
Approx. Floor  
Area 1090 Sq.Ft  
(101.3 Sq.M.)



Outbuilding  
Approx. Floor  
Area 157 Sq.Ft  
(14.6 Sq.M.)



Outbuilding  
Approx. Floor  
Area 424 Sq.Ft  
(39.4 Sq.M.)



