

HOUSE & HERITAGE



Blakewater House, Fir Tree Lane, Aughton



A new perspective on country living...



Blakewater House stands as a true sanctuary of modern luxury and serene tranquility, offering an unparalleled living experience. This exquisite residence boasts stunning panoramic vistas that captivate the senses and inspire peaceful reflection. Spanning an impressive 4300 square feet (400 square meters), the home is thoughtfully designed to harmonize sophisticated indoor living with the beauty of the great outdoors. Nestled on a generous and private 1-acre plot, the property provides ample space for relaxation, recreation, and entertaining, making it an ideal retreat from the hustle and bustle of everyday life. Despite its peaceful setting, the property remains conveniently accessible, situated within easy reach of the region's vibrant conurbations, ensuring residents enjoy the perfect balance of seclusion and connectivity. Every detail of this remarkable home reflects a commitment to quality, comfort, and elegance, making Blakewater House a truly exceptional place.





Where Modern Luxury Meets Rural Serenity

Designed and built by our client with meticulous attention to detail, in collaboration with the esteemed local builder Tricklebank, this remarkable residence harmonises stylish architecture with fine interior finishes. The balance of simplicity and sophistication is enhanced by a classic country theme, creating a comforting atmosphere throughout. There's also a wealth of features including electronic access gates, electric garage door, CCTV & ADT-linked alarm system, underfloor heating throughout powered by ASHP and a comprehensive Sonos sound system including professional outdoor sound installation, solar glass, electric car charging point, rainwater recycling, air conditioning in the kitchen, a mechanical ventilation system & an air source heat pump.





The Ultimate Fusion of Country Cool

The build showcases exceptional quality, with contemporary interiors styled with taste and panache. A delightful mix of heritage finishes and modern design radiates authenticity and charm. The exterior has been designed to harmonise with the local landscape and high-quality materials have been used to ensure durability without compromising on visual appeal. The sleek anthracite aluminium and Cedral finishes create an elegant contrast against the smooth render, slate roof, feature stone stack, and abundant glass elements. This thoughtful design exudes a simplicity and focus that radiates understated style.

This is a country home for all seasons, situated in a picturesque location surrounded by nature and within easy reach of the iconic Sefton coast. The allure of the landscape combined with the low-impact design creates an enviable package that is truly difficult to match.





Sophisticated Spaces and Seamless Living

The ground floor rooms are thoughtfully designed as a series of fluid, sociable spaces, perfectly suited for both entertaining and functional everyday living. The pared-back interior features a palette of soft pastel tones and is finished with the highest quality fixtures and fittings with a simply stunning kitchen, a state of the art cinema room and breathtaking private spaces. Each room offers stunning views of the open countryside from multiple angles, with a glimpse of the coast on the horizon. This design creates a comforting aesthetic where simplicity and sophistication coexist in quiet harmony, beautifully complemented by a contemporary country theme.





A Culinary Haven With A View

As you step into the property, you are welcomed by an inviting reception hallway that gracefully leads to the main living areas. The heart of the home is undoubtedly the open-plan living space, which artfully combines a cosy living area, an elegant dining space, and a gourmet kitchen. Expansive sliding glass doors invite the outdoors in, framing breathtaking views and creating an idyllic atmosphere for entertaining. The kitchen boasts a grand centre island complete with a breakfast bar, surrounded by an abundance of bespoke handcrafted cabinetry that provides ample workspace, theres luxurious granite countertops, high-quality appliances, and fitted dresser that doubles as a cocktail cabinet with a cooler, perfect for serving drinks during gatherings or showcasing your favourite glassware.





A Guest Oasis with Hotel-Style Comfort

A separate lounge provides an additional haven for relaxation, featuring elegant French doors that open to the rear, seamlessly connecting the indoor and outdoor spaces. This room is enhanced by a striking modern fireplace that serves as a focal point, providing warmth and ambiance during cooler evenings. The impressive vaulted ceiling, adorned with glass panels that extend into the apex, floods the space with natural light, creating an airy and spacious atmosphere. This design feature not only adds architectural interest but also allows for a stunning view of the skyline, making it a perfect place to unwind or entertain.

The ground floor also features a thoughtfully designed guest bedroom, which could easily serve as a separate annexe - an ideal setup for co-dependents or guests who value their privacy. This spacious bedroom is complete with a luxurious four-piece ensuite, allowing guests to come and go as they please without intruding on the main living areas. The layout ensures that everyone enjoys their own space while still being part of the home's welcoming atmosphere. Additionally, you'll find a spacious boot room, utility room, and a convenient downstairs cloakroom/WC, ensuring comfort and practicality for both residents and visitors alike.





Lights, Camera, Luxury

For those seeking entertainment, the dedicated cinema room is a true standout feature. Designed with the ultimate movie experience in mind, it boasts professional soundproofing that envelops you in a cocoon of audio bliss, allowing you to escape into the film world without distractions. The state-of-the-art sound system with professionally built in speaker system, complemented by plush seating, creates an immersive atmosphere that rivals any commercial theatre. Whether you're hosting a movie night with friends or enjoying a quiet evening with a classic film, this cinematic oasis ensures that every viewing is spectacular. Changeable mood lighting and elegant decor add to the allure, making this room not just a place to watch movies, but a luxurious retreat for relaxation and enjoyment.





Vistas, Balconies, and Mezzanine Glamour

Ascending to the upper level, you are greeted by a generous landing that leads to four luxurious bedrooms, each thoughtfully designed with its own en-suite bathroom. Every bedroom offers captivating views, ensuring a serene and picturesque environment. Two of the bedrooms feature exquisite glass Juliet balconies, allowing you to enjoy the fresh air and stunning vistas while maintaining privacy and security, these rooms also boast stylish mezzanine dressing areas, providing ample space for wardrobe organisation and personal style.

The bathrooms in each suite are a testament to luxury, showcasing top-of-the-line sanitary ware that combines both function and elegance. Tasteful, pristine tiling adorns the walls and floors, creating a spa-like atmosphere that invites relaxation. Every detail has been meticulously considered to ensure that these private retreats offer both comfort and sophistication, making the upper level a true sanctuary within the home.











From Barbecue to Birdsong

The outdoor space is a true masterpiece, designed to blend seamlessly with the natural surroundings while providing a variety of entertainment options. The gardens extend to the open greenbelt farmland and are a testament to professional landscaping, with lush lawns that invite leisurely afternoon picnics or playful afternoons with children and pets. Hidden patios, adorned with gentle grass embankments, have been thoughtfully crafted to minimise their impact on the landscape, creating intimate spaces for gatherings that are well-protected from the elements. These serene areas are perfect for alfresco dining or simply enjoying the tranquility of the outdoors. The barbecue seating zone invites you to cook outdoors where friends and family can gather around, savouring delicious meals while soaking in the stunning vistas.

A further highlight of the outdoor space is the thoughtfully designed wildlife pond, developed with support and sponsored by 'Natural England' to ensure the sustainability of pond life. This enchanting feature attracts a variety of newts and waterfowl, providing a natural habitat that fosters biodiversity and creates a lovely environment for observing nature. The gentle sounds of water and the vibrant life surrounding the pond enhance the overall atmosphere, making it a perfect spot for relaxation and contemplation.

Completing this remarkable outdoor experience is the complete privacy offered by the grounds, with ample parking available on the resin-bonded driveway and forecourt area. Access to a double garage (with storage above) with integral pedestrian access ensures convenience while maintaining the aesthetics of the residence.





Tranquility With Urban Connections

Nestled in the picturesque Clieves Hill area of rural Aughton, the property enjoys an enviable location that combines the tranquility of the countryside with convenient access to vibrant communities. Close by is the vibrant town centre of Ormskirk with its charming market, eclectic shops, and inviting cafes.

There is just a short drive to the motorway network and the railway station in Aughton offers seamless connections to Liverpool and beyond, making it an ideal spot for commuters and those looking to enjoy the cultural and commercial offerings of the city.

Just a stone's throw away is Scarisbrick Hall School, a prestigious independent institution renowned for its academic excellence and holistic approach to education. With a rich history and a commitment to nurturing well-rounded individuals, this school provides an exceptional learning environment for children of all ages. For golf enthusiasts, the region is home to several iconic golf courses including Royal Birkdale, each providing a unique experience amid the stunning natural landscape. The beautiful villages of West Lancashire, with their quaint charm and welcoming atmosphere, offer a perfect backdrop for leisurely exploration and community engagement.





The Agents View

Why Blakewater House Stands Apart

I truly love the style and design of this remarkable home. The abundance of natural light, thanks to the thoughtfully placed windows, creates a vibrant and inviting atmosphere. The contemporary design elements provide a beautiful contrast to the traditional aspects of the home, and together they harmonise perfectly with each other and with the surroundings.

The open-plan layout of the main living area offers a sense of space and volume, while the separate rooms provide cosy retreats for those moments when you desire a bit more privacy. This thoughtful balance makes the home feel both welcoming and functional. Additionally, the sustainable ethos of the property adds to its appeal, showcasing a commitment to eco-friendly living.

Whether you're hosting grand gatherings, enjoying a leisurely walk with your dogs from the back gate, or simply contemplating by the wildlife pond, we are sure that every moment at 'Blakewater House' will serve as a reminder of the unique lifestyle it offers. David Arnold.



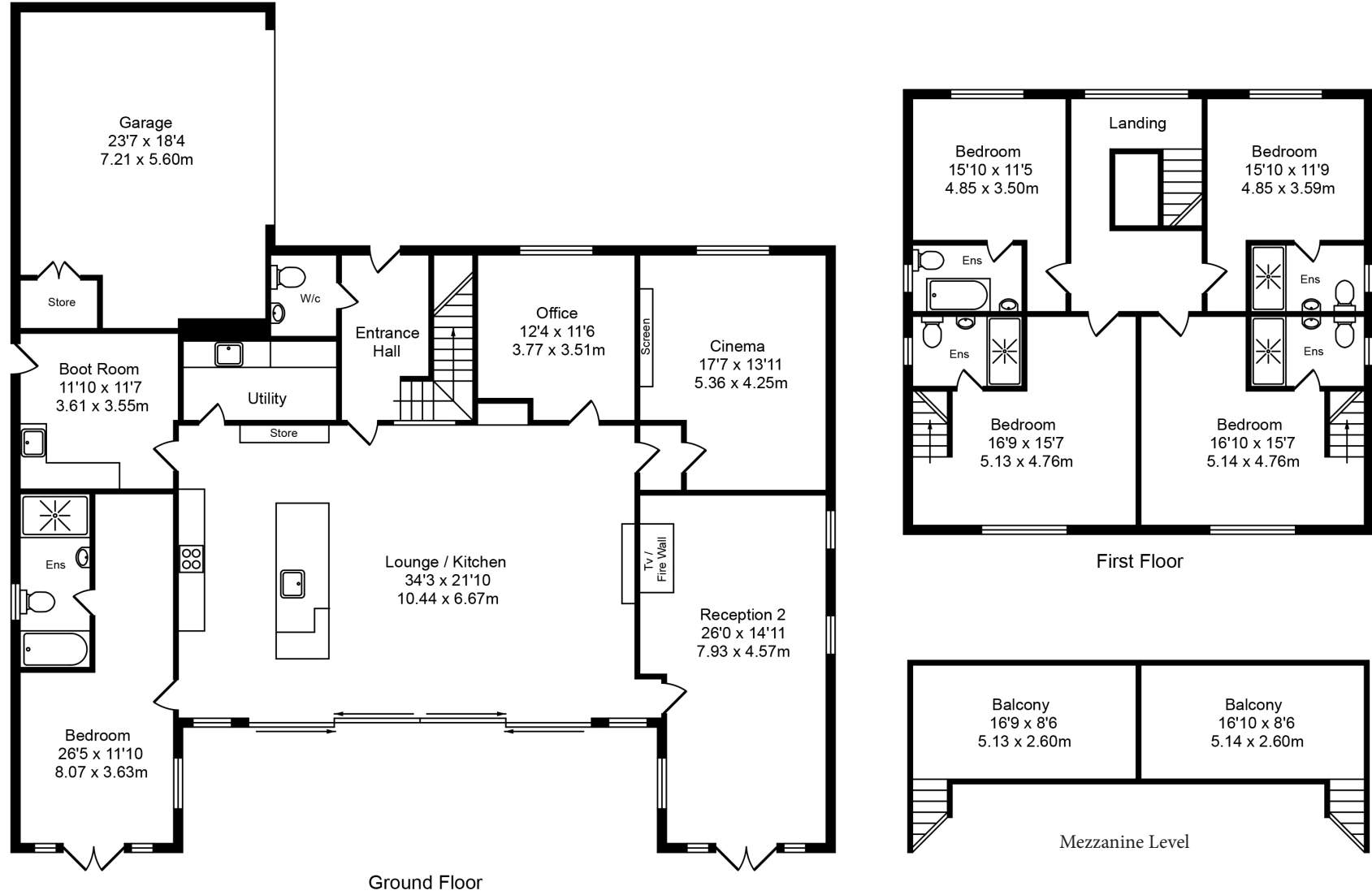
HOUSE & HERITAGE

- Exceptional Country Home
- Five Luxurious Bedrooms
- Circa 4300 Square Feet
- Bespoke Cabinetry Throughout the Kitchen, Utility Room/ Boot Room, Bedrooms, Lounge, Cinema & Study
- Breath-Taking Open Plan Kitchen/Dining/Living Room
- Cinema Room with State-Of-The-Art Sound System
- Impressive One-Acre Plot
- Professionally Landscaped Gardens with Wildlife Pond
- Views Over Surrounding Greenbelt Farmland
- Ample Driveway Parking
- Picturesque Location
- Winner The Lancashire Authority Building Control Award & Federation Of Master Builders Award
- Special Features in Good Homes Magazine & Lancashire Life



Total Floor Area 4300 Square feet (400 Sq M.)

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



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