



Delph Farm Scarth Hill, Ormskirk, L39 9ES

£1,380,000



**STAPLETON
DERBY**

Hidden away in the picturesque setting of Scarth Hill, Ormskirk, this exceptional detached home offers a unique opportunity for those seeking a luxurious lifestyle in a prime location. Surrounded by breath-taking views of open fields and distant landscapes stretching all the way to North Wales and The Pennines, this property is truly one of a kind. The whole interior is a high end finish, perks such as a built in B&O sound system, electric curtains & blinds in areas, and even its own private road from the main road are all fantastic features. ADDITIONAL LAND could also be bought!

The ground floor is designed for both comfort and functionality, featuring two generous reception rooms that are perfect for entertaining or enjoying quiet evenings at home. A large conservatory floods the space with natural light, creating a warm and inviting atmosphere. Additionally, a dedicated home office offers a quiet space for work or study, while a convenient ground floor WC adds to the practicality of the layout. The kitchen and utility room are well-equipped, making daily tasks a breeze.

The residence boasts four spacious double bedrooms, ensuring ample space for family and guests alike. The master suite is particularly impressive, featuring a large en suite bathroom complete with a sauna shower, providing a perfect retreat for relaxation. The property also includes three well-appointed bathrooms, catering to the needs of a modern family.

Outside, the immaculately maintained lawns provide a stunning backdrop for outdoor activities, and the property offers ample parking for many vehicles, including an integral double garage. Around £4000 p/a is saved on electricity via the Solar panels too giving this home a huge advantage.

This exclusive residence offers tranquillity and elegance in a beautiful setting. With its remarkable features and stunning surroundings, this property is a must-see for anyone looking to invest in a dream home.









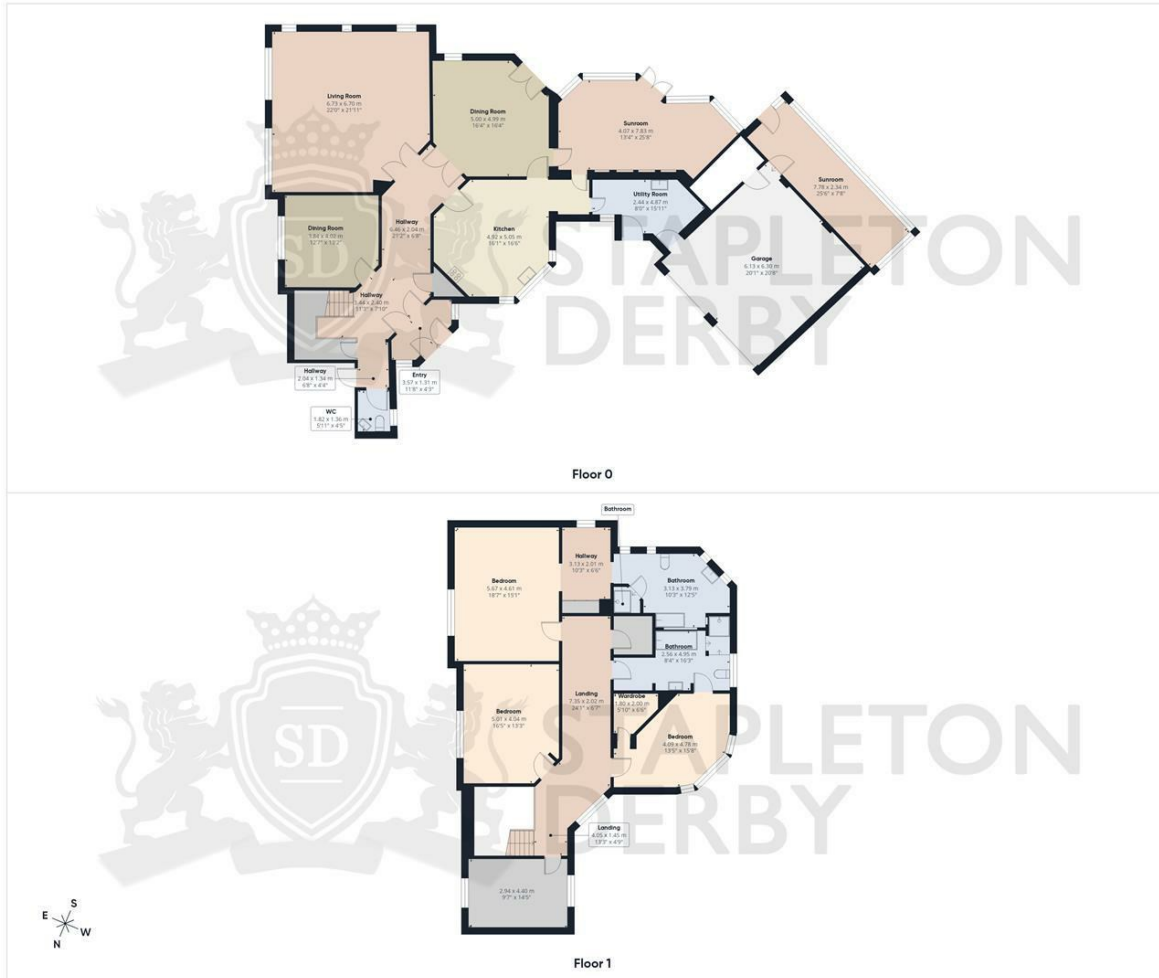
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Approximate total area[®]
366.4 m²
3944 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	84
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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