

Offers Over £750,000



Armitstead  
Barnett

Greetby Hill, Ormskirk, Lancashire, L39 2DS





## Greetby Hill, Ormskirk, L39 2DS

Offers Over £750,000

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- Substantial detached family home.
- Extensive living accommodation.
- Five bedrooms with en suite to main and a family bathroom.
- Off road parking for multiple vehicles.
- Close to Ormskirk Town Centre.
- Excellent transport links with Ormskirk train station only a 5-minute walk away.
- Great sized rear garden.



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Positioned within a highly sought-after location close to Ormskirk Town Centre, this substantial detached family home offers a perfect blend of space, style, and convenience. Thoughtfully extended and beautifully presented, the property provides an exceptional setting for modern family living. The generous layout features four elegant reception rooms, ideal for entertaining or relaxed family time, complemented by five spacious bedrooms. Perfectly positioned for commuters, the property is just a five-minute walk from Ormskirk Train Station, with excellent transport links to surrounding areas. The vibrant town centre, with its array of boutique shops, cafés, and restaurants, is also within easy reach.

The property opens into a welcoming entrance hall, setting the tone for the generous proportions throughout. To the front, a beautifully light living room features a bay window and elegant double doors leading through to the sitting room, creating a superb flow between the two reception spaces – ideal for both family relaxation and entertaining.

The rear of the home is dominated by an outstanding kitchen and dining area, measuring over 30ft in length. This impressive open-plan room is perfect for everyday family living, with space for a large dining table and direct access to the garden through French doors. The kitchen itself is fitted with a range of wall and base units and is finished to a high standard.

A utility room sits conveniently off the dining space, offering additional storage and appliance space, along with access to a ground-floor WC. Completing this level is a versatile gym/playroom, which could easily serve as a home office, study or snug – a particularly useful addition for busy family life.





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A broad and airy landing provides access to four generous bedrooms, each thoughtfully arranged to suit family living. The principal bedroom is positioned to the front of the house and features a charming bay window and a well-appointed en-suite shower room.

The remaining three bedrooms are all of a good size, offering ample space for children, guests or a home workspace. The family bathroom is particularly impressive – a spacious room fitted with both a freestanding bath and a separate shower enclosure, finished to a high standard and designed with comfort in mind.

The scale of this floor is a real highlight, with wide corridors and plentiful natural light adding to the feeling of space and calm.

The top floor hosts a superb fifth bedroom, an expansive double room that spans the full width of the property. This area offers fantastic flexibility – perfect for use as a luxurious guest suite, teenager's retreat or even a large home office. With ample room for storage and seating, it adds another dimension to the home's versatile accommodation.

Externally, the home is approached via a driveway which provides ample off-road parking, while to the rear lies a well-maintained garden, offering a peaceful retreat for outdoor dining and relaxation.









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## General Remarks

**Services:** The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

**Please note:** Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Title & Tenure:** The property is offered for sale Freehold with vacant possession upon completion.

**Parking allocated and number of spaces :** Driveway parking for multiple vehicles.

**Construction Type :** Brick under tile.

**Building Safety :** N/A

**Restrictive Covenants :** N/A

**Listed building :** The property is not listed.

**Conservation Area / National Landscapes :** N/A

**Easement, and Wayleaves or Rights of Way :** N/A

**Footpaths / Bridleways :** N/A

**Flooding :** The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

**Unimplemented Planning Consents :** N/A

**Planning Consents affecting the property :** N/A

**Accessibility adaption information :** N/A

**Coal field / mining area :** N/A - Information obtained from the Local Authority and British Geological Survey

## Communications :

Broadband: Ultrafast broadband available in the area

Mobile signal: Good outdoor and in home signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

**Mortgage ability :** We understand that as far as we are aware it is possible to secure a mortgage against this property.

**Buyers information:** Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

**Local Authority:** West Lancashire Brough Council **Council Tax:** Band E

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

**What3words Location :** poker.pirate.then

**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

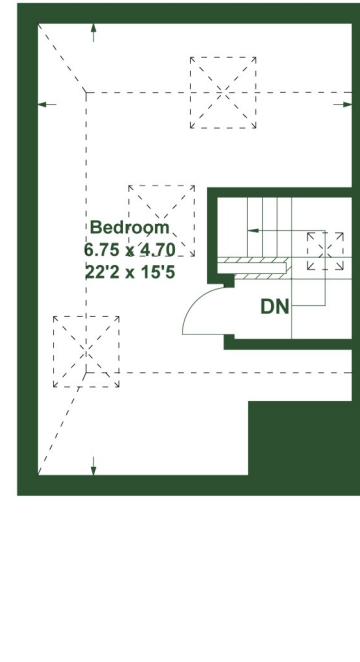
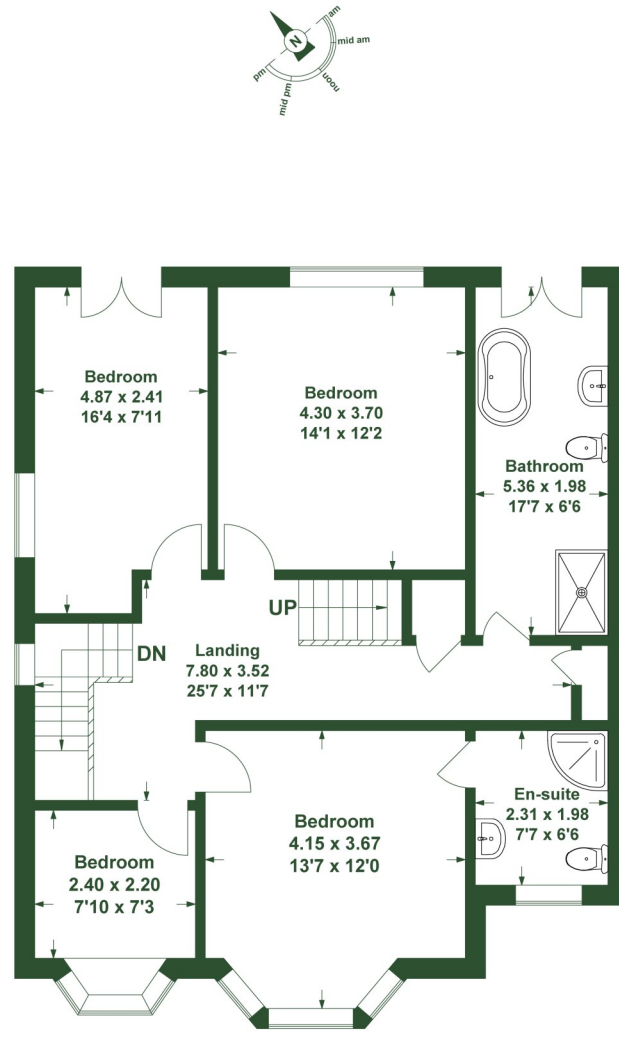
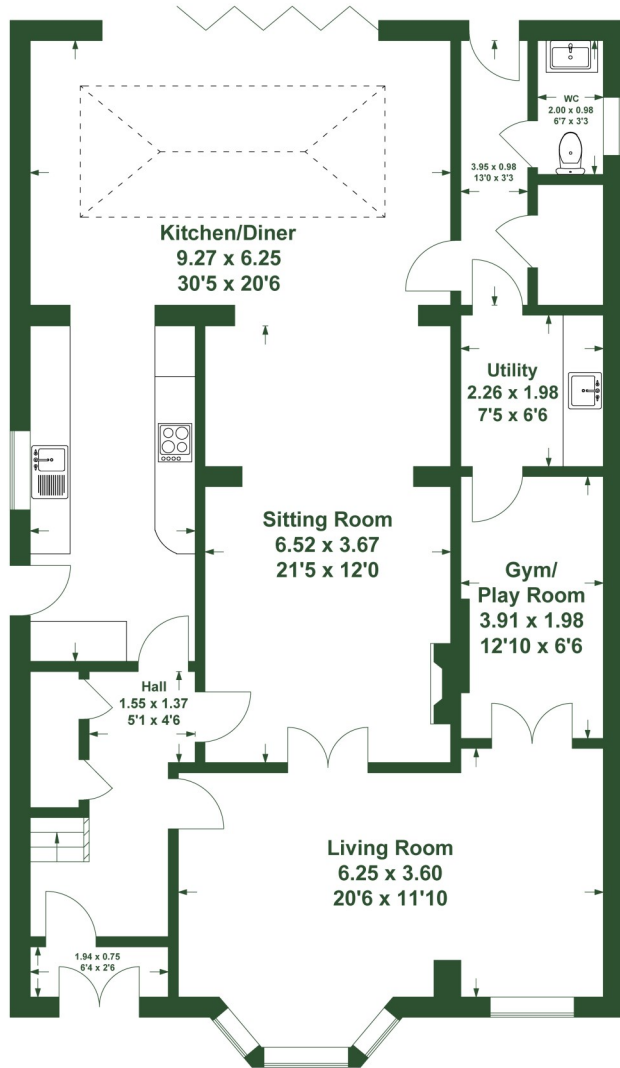
**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

Approximate Gross Internal Area : 241.12 sq m / 2595 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.  
Any measurements/ floor areas (including any total floor area)  
and orientation are approximate.  
Produced by Lens-Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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