



Thornhill, Aughton,
L39 5HD

£7,000 pcm

SM

STEPHANIE MACNAB
ESTATE AGENT

Tucked away on one of Aughton's most sought-after, leafy roads, this exceptional contemporary home sits within a PRIVATE AND QUIET CUL-DE-SAC, set well back behind ELECTRIC GATES for security and discretion. From the elevated front aspect, the house enjoys BREATH-TAKING VIEWS stretching towards the COASTAL HORIZON, creating a sense of space and calm that is rarely found. Mature surroundings, minimal passing traffic and a strong sense of privacy combine to make this a genuinely special letting opportunity.

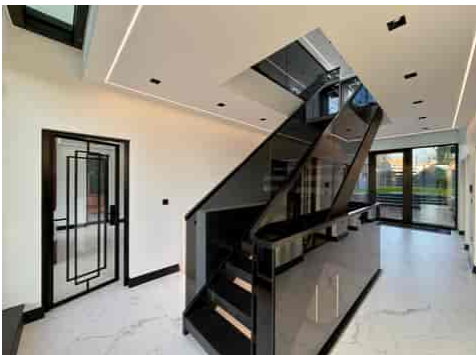
Designed as an ARCHITECTURALLY INSPIRING, MULTI-LEVEL HOME arranged over FOUR FLOORS, the property delivers innovative modern living with a strong emphasis on light, scale and flexibility. Floor plans reveal a carefully considered layout that separates entertaining, family living and private accommodation, all finished to a HIGH-SPECIFICATION throughout. INTEGRATED SMART-HOME TECHNOLOGY controls lighting, ambience and functionality, reinforcing the home's forward-thinking design credentials.

The principal living accommodation is positioned on the FIRST FLOOR to fully exploit the outlook. This striking main reception space incorporates a sitting area perfectly placed for SUNSET VIEWS, alongside an open-plan KITCHEN AND DINING AREA designed for both everyday living and entertaining. In addition, there is a SEPARATE FORMAL LOUNGE, carpeted for a more COSY, intimate feel, together with a further sitting room that lends itself equally well as a HOME OFFICE or secondary snug.

Upper floors provide an impressive collection of BEDROOM SUITES and a dedicated CINEMA ROOM, offering privacy and retreat away from the main living areas. At ground floor level, the layout is equally adaptable, accommodating a GYM AND GAMES ROOM with direct access to the exterior. Outside, the SPLIT-LEVEL REAR GARDEN has been thoughtfully landscaped and incorporates a detached STUDIO, ideal for work, creative use or quiet escape. Offered on an UNFURNISHED basis, this is a rare opportunity to rent a landmark home in one of Aughton's most prestigious settings.

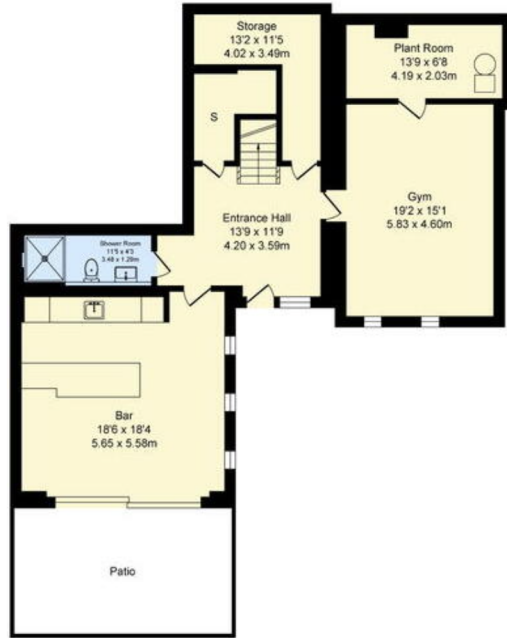




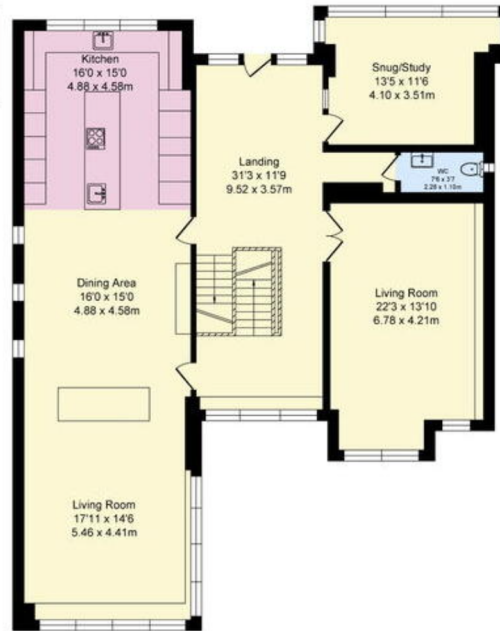


Total Approx. Floor Area 5702 Sq.ft. (529.7 Sq.M.)

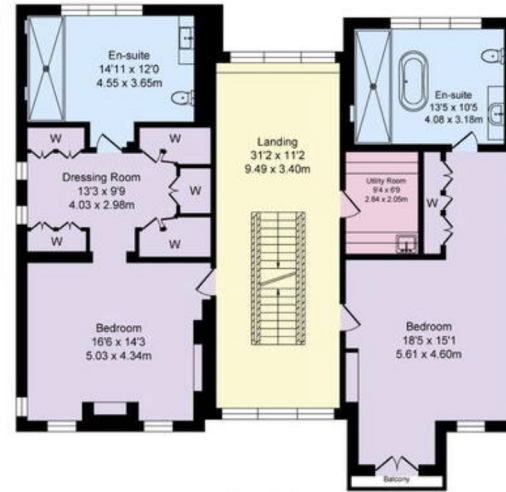
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 1114 Sq.Ft (103.5 Sq.M.)



First Floor
Approx. Floor Area 1701 Sq.Ft (158.0 Sq.M.)



Second Floor
Approx. Floor Area 1521 Sq.Ft (141.3 Sq.M.)



Third Floor
Approx. Floor Area 1366 Sq.Ft (126.9 Sq.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	