



## Horseshoe Barn, Halsall Hall Farm

Carr Moss Lane, Ormskirk, L39 8AB

- Elegant Three Bedroom Detached Home
- Extensive Ground Floor Space
- Nestled in Secluded Woodland
- Uniquely Designed and Constructed

**For Sale £540,000**  
EPC Rating 'TBC'



We are delighted to present to you Halsall Hall Farm, an exclusive new development by Dorbcrest Homes. Bordering open countryside in the heart of the pretty West Lancashire countryside Halsall is a lovely little village situated midway between the bustling market town of Ormskirk and the Victorian seaside resort of Southport. Liverpool is within an easy 30-minute drive and rail links to the city are easily accessible, along with rail links to Preston. The development is also ideally situated for families with Scarisbrick Hall, a highly regarded independent school, being within a couple of minutes' drive. With regards to education there are several good schools in the catchment area at both primary and secondary level, one highly regarded primary school Halsall St Cuthberts Church of England Primary school with outstanding Ofsted report being just minutes walk away from the development. The site is on the bus route to Merchant Taylors' School and St. Mary's College, and Winstanley College is also within driving distance. Whilst in a rural location there are great transport links from Ormskirk to the nearby areas of Southport, Preston and Liverpool courtesy of Northern Rail, whilst various bus services also operate from Halsall. West Lancashire is an area of outstanding natural beauty, with great country walks, a rich agricultural history and breath-taking scenery reach. The village location is extremely desirable and convenient to Birkdale, Southport and Ormskirk, which is where the mainline station is situated, and offers a varied selection of mainstream and boutique style shops, plus numerous modern cafes bars and restaurants. Ormskirk's town centre is perhaps best known for its twice weekly market which is held on a Thursday and a Saturday. Stunning open aspect rural vistas surround this new development of just 6 exclusive properties.

A very rare opportunity to acquire a property with an extensive ground floor area. This elegant three-bedroom detached home gives a perfect environment for entertaining. The ground floor has a large family living kitchen, utility, elegant lounge and master bedroom incorporating en suite with bath. Two further double bedrooms each with their own en suite bathroom on the first floor. Nestled within this secluded woodland setting this is the perfect place for alfresco dining as the gardens are a fantastic size and not overlooked. All Dorbcrest Home properties on this development come with, as standard, ROCA sanitary ware to bathrooms, PORCELANOSA tiles to bathrooms, block paved driveway, double glazed oak coloured windows and NEFF appliances to the kitchen. These stunning homes have been lovingly constructed and will appeal to the discerning buyer. These properties are Freehold. Please note photography is for illustration purposes only.

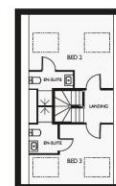
LIVING ROOM  
17' 9" x 13' 0" (5.41m x 3.96m)  
KITCHEN/DINING/FAMILY  
27' 2" x 17' 9" (8.28m x 5.41m)  
UTILITY  
5' 7" x 6' 10" (1.7m x 2.08m)  
WC  
4' 6" x 10' 4" (1.37m x 3.15m)  
BEDROOM ONE  
17' 9" x 10' 6" (5.41m x 3.2m)  
ENSUITE  
5' 6" x 8' 10" (1.68m x 2.69m)  
BEDROOM ONE  
15' 0" x 13' 0" (4.57m x 3.96m)  
ENSUITE  
7' 10" x 6' 0" (2.39m x 1.83m)  
BEDROOM THREE  
15' 0" x 10' 6" (4.57m x 3.2m)  
ENSUITE  
5' 2" x 8' 1" (1.57m x 2.46m)

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 977100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday. Outside of these hours we operate an on-call voicemail service 7 days a week arranging viewings, valuation and offers up to 8pm!



GROUND FLOOR		
Living	5.415m x 3.960m	17' 9" x 13' 0"
Kitchen/Dining/Family	8.280m x 5.415m	27' 2" x 17' 9"
Utility	1.705m x 2.085m	5' 7" x 6' 10"
W.C.	1.375m x 3.150m	4' 6" x 10' 4"
Master Bedroom	5.415m x 3.205m	17' 9" x 10' 6"
En-Suite	1.680m x 2.705m	5' 6" x 8' 10"



FIRST FLOOR		
Bedroom 2	4.575m x 3.960m	15' 0" x 13' 0"
Bed 2 En-Suite	2.385m x 1.830m	7' 10" x 6' 0"
Bedroom 3	4.575m x 3.205m	15' 0" x 10' 6"
Bed 3 En-Suite	1.565m x 2.470m	5' 2" x 8' 1"

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements