

THE COACH HOUSE

2 CARR MOSS LANE,
HALSALL, L39 8SA



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TOTAL APPROX. FLOOR AREA 2,734 SQFT plus Quadruple Garaging

BUILT IN THE 1990S YET RICH IN HERITAGE, THIS EXCEPTIONAL HOME FORMS PART OF THE ORIGINAL HALSALL HALL ESTATE, DATING BACK TO 1065. CONSTRUCTED FROM OVER 90% RECLAIMED MATERIALS, IT'S FILLED WITH AUTHENTIC PERIOD FEATURES AND TIMELESS CHARACTER.



DRIVING DISTANCE

- CRICKET GROUND & BAKEHOUSE: 5 MIN WALK
- SARACENS HEAD PUB: 2 MINS
- NEAREST TRAIN STATION: 9 MINS
- HALSALL RIDING 7 LIVERY: 3 MINS
- SCARISBRICK MARINA: 4 MINS
- ORMSKIRK: 9 MINS
- HURLSTON HALL & GOLF CLUB: 8 MINS
- BIRKDALE VILLAGE: 10 MINS
- LIVERPOOL CITY CENTRE: 45 MINS
- M58/M57: 20 MINS
- M6: 28 MINS

ACCOMMODATION IN BRIEF

- ENTRANCE VESTIBULE
- FORMAL LOUNGE
- LIVING ROOMS X 2
- KITCHEN
- FORMAL DINING ROOM
- STUDY^a
- UTILITY ROOM
- 5 BEDROOMS
- 4 BATH/ SHOWER ROOMS



OUTSIDE

- APPROX. 0.41-ACRE PLOT
- REMOTE GATED ENTRY
- GRAVEL DRIVE WITH AMPLE PARKING
- COURT YARDS TO THE FRONT AND REAR
- LILY POND
- 2 DOUBLE GARAGES
- OVER SIZE LARGE WOODEN STORAGE

THE PROPERTY

Set within a private walled garden on the former Halsall Hall Estate, The Coach House sits beside a beautifully restored section of the original Hall, now an exclusive gated community of just fifteen homes. The property was constructed using over 90% reclaimed materials, including stone and parquet flooring, sash windows, solid wooden doors with latches salvaged from the original Halsall Hall, and wooden beams dating back to the 1400s. Even the roof incorporates elements from historic churches, lending further character and charm. Every element has been recreated with meticulous attention to period accuracy by exceptional tradespeople, resulting in an extraordinary home that blends heritage, artisanry, and enduring quality.





GROUND FLOOR

Offering generous and versatile accommodation, this remarkable home is perfectly suited to a larger or extended family, a professional 'work from home' couple or someone looking to renovate or style a unique home to fit around their lifestyle. It has three entrances with ample space for everyone to enjoy their own privacy.

The main grand double-door entrance opens to an impressive vestibule, and a welcoming hallway leading to a formal lounge with outstanding brick fireplace, before leading off to one side with further versatile reception rooms, a centrally placed kitchen, a formal dining room highlighting a grand fireplace with ornate surround with mantel once belonging to the Titanic owner, dedicated study and a rear utility space. Each space is filled with character and charm. While the interiors showcase authentic period detailing that beautifully echoes the home's historic roots this level also offers three double bedrooms and three shower or bathrooms with again their individuality and style.







FIRST FLOOR

The upper floor provides two further bedrooms one smaller and one substantially larger with lounge area and fireplace and a shared bathroom, each continuing the home's historic appeal and attention to craftsmanship. There are also loft spaces offering additional storage or potential for conversion (subject to planning). Every corner of this unique home tells a story and it's a testament to the years of dedication and care that have gone into preserving its remarkable character.

OUTSIDE

Externally, the property enjoys exceptional privacy and can be accessed either through its own manual gate or via the electronic gates of Manor Court, leading to a gravel driveway at The Coach House. The sizeable plot includes a quadruple garage, extensive parking, gardens, large recently built sheds, and a picturesque lily pond to the front. To the rear lies a delightful courtyard featuring an original Victorian post box and red telephone box, both of which remain with the property.

Note: The home is currently unfurnished.

Offering endless potential, whether as a forever residence, an exciting renovation project, or even (subject to planning) an opportunity to reconfigure or divide the property to create something entirely new. With its rich history, generous proportions, and adaptable layout, The Coach House presents a chance to own and shape a piece of Halsall's heritage.



ABOUT THE AREA

Centrally situated in the charming village of Halsall, this property enjoys a prime position directly opposite Halsall's Outstanding-rated primary school. Just a short stroll away are St Cuthbert's Church and the scenic Leeds-Liverpool Canal. Halsall itself is a historic and picturesque village, ideally located near Ormskirk and Scarisbrick along the canal. It retains a genuine village atmosphere and features a popular cricket ground with the welcoming Bakehouse Café, a local garage, and a traditional country pub complete with a beer garden, the perfect spot to relax on a summer evening. The community takes immense pride in its annual Scarecrow Festival, which runs for a month during the summer, attracting both residents and visitors to enjoy the creative displays.

TRANSPORT

Halsall benefits from strong public transport links, with a nearby bus stop on Halsall Road providing services to Southport, Ormskirk, Aughton, and Haskayne. There are several train stations to choose from in Bescar, Hillside or Ainsdale offering Northern Line and Merseyrail services to Liverpool, Manchester, and further afield.

SCHOOLS

Families are well catered for, with a number of excellent schools nearby. St Cuthbert's Primary School, rated 'Outstanding' by OFSTED, is just over the road. Other reputable schools include Scarisbrick's St Mark's & St Marys, Aughton's St Michael's and Ormskirk Asmall Primary School. For independent education, the esteemed Scarisbrick Hall School is less than a five-minute drive, offering education from nursery through to sixth form.



PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains gas, Central heating, Mains water, Double glazing, Standard broadband (estimated),

EPC: E

Council Tax Band: G

Flood Risk:

Rivers & Seas: very low

Surface water: very low.

Local Authority:

West Lancashire Borough Council,
52 Derby Street, Ormskirk,
Lancashire, L39 2DF

Viewing: Strictly by
appointment with Karl Ormerod.
Tel/WhatsApp: 07443645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

DELIVERING RESULTS
FOR PREMIUM HOMES.

Contact me to arrange
your personal viewing.

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