



LUXURY

THE GRANGE

JACKSMERE LANE,
SCARISBRICK, L40 9RT



THE GRANGE, JACKSMERE LANE, SCARISBRICK, L40 9RT

TOTAL APPROX. FLOOR AREA: 3,251 SQFT + GARAGE

ENTERTAIN IN STYLE AT THIS LUXURIOUS 6-BEDROOM HOME, PERFECTLY POSITIONED ON AN EXPANSIVE SOUTH-FACING PLOT WITH OPEN VIEWS TO THE REAR. IMPECCABLY DESIGNED FOR MODERN LIVING, THIS SHOWSTOPPING PROPERTY COMBINES SOPHISTICATION, SPACE, AND COMFORT ACROSS THREE SUPERBLY PLANNED FLOORS.



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DRIVING DISTANCES

NEAREST RAIN STATION: 7 MINS
NEAREST BUS STOP: 8 MIN WALK
SOUTHPORT CENTRE: 10 MINS
MEOLS COP RETAIL: 5 MINS
HURLSTON HALL GOLF & HEALTH CLUB: 7 MINS
ORMSKIRK: 10 MINS
AINSDALE BEACH: 15 MINS
FORMBY: 20 MINS
M58: 15 MINS
M57: 20 MINS
M6: 25 MINS
LIVERPOOL CITY CENTRE: 55 MINS

ACCOMMODATION IN BRIEF

- Entrance hall
- Living room
- Lounge
- Dining room
- Open plan kitchen with living & dining
- Utility room
- Primary suite with dressing room & ensuite
- 5 Further bedrooms (3 ensuite)
- Family bathroom



OUTSIDE / GROUNDS

- Approx. 0.94-acre plot
- Remote privacy gates
- Block paved driveway
- Parking for 4 vehicles
- Front hedged lawn
- Double integral garage
- Expansive non-slip stone rear terrace
- Further terraced patios and paths
- Inbuilt stone seating
- Timber walkway pergola (floodlit)
- Covered metal pergola
- Children's play area (artificial lawn)
- Professional landscaped borders
- Extensive south facing rear lawn



THE PROPERTY

This impressive family home was thoughtfully designed and built by the developer for their own use—so quality, comfort, and attention to detail are evident throughout. If you're looking for a spacious, modern home with multiple reception areas, an outstanding open-plan kitchen, and a luxurious primary suite—with plenty of space for guests or teenagers to have their own independence—this is a rare find.

Step outside and prepare to be wowed—the expansive, south-facing garden and stunning rear views create the perfect setting for unforgettable gatherings. This is more than just a house; it's an entertainer's dream, and a spectacular place to call home.





GROUND FLOOR

Designed with both family life and entertaining in mind, the ground floor of this home delivers space, style, and flexibility in abundance. Neutrally and tastefully decorated throughout, the central hallway is finished with oversized Porcelanosa ceramic tiles—practical and elegant—with bespoke oak staircase leading to the upper levels. Two reception rooms sit the front of the house, one, generously sized and carpeted, serves as a cosy living room with a wall inset for a large flat-screen TV and a sleek built-in contemporary flame fire—perfect for relaxed evenings. The second reception features durable ceramic flooring and is currently used as a playroom, though it could easily become a study, snug, or home office depending on your needs.

Tucked neatly under the stairs is extra storage space and a glazed oak-fronted wine and cellar store—complete with integrated lighting and oak cabinetry—alongside a modern, tiled ground-floor cloakroom/W.C.

Opposite, a formal dining room with neutral plank-style tiling floors is bathed in natural light from Crittall doors and full-height side glazing. These doors open fully to connect with the heart of the home: an exceptional open-plan kitchen, dining, and living area that's ideal for both everyday use and unforgettable gatherings.

The kitchen is a real showpiece—Incredible views will stop first timers in their tracks as they enter via the Crittall doors from the entrance hall. White, clean-lined cabinetry with white quartz counters (and an under-mounted enamel sink with InSinkErator and hose tap) conceal integrated appliances including a full-size fridge and freezer, dishwasher and NEFF ovens. A giant grey island anchors the space featuring blue/grey cabinetry and pendant lighting and this houses a wine fridge and a NEFF induction hob with downdraft extractor.



This entire space is a joy to be in, day or night. Four skylights and two sets of bi-fold doors topped by apex windows flood the room with natural light and frame panoramic views across the rear garden. There's ample room for a large dining table beneath a second set of pendant lights, which effortlessly flows into a spacious living area with integrated speakers and a media wall—ideal for movie nights or hosting large gatherings. A built-in speaker system extends to several communal rooms, making the space simply perfect for entertaining. A large utility room completes the ground floor, offering additional storage and laundry space, and connects directly to the integral garage—helping to keep everyday life running smoothly.



FIRST FLOOR

Up on the first floor, the floorplan has also been thoughtfully planned to offer comfort, privacy, and flexibility for modern family living. Two bedrooms are positioned at the front of the house, both beautifully decorated with stylish feature wallcoverings. The smaller of the two is ideal as a peaceful home office, nursery, or young child's bedroom—nicely tucked away from the busier areas of the home.

To the rear, a third carpeted bedroom enjoys views over the garden and includes fitted wardrobes along with its own private ensuite. Modern in style it features a walk-in shower, floating basin, WC, on-point tiling, and the room has the added comfort of air conditioning.

Centrally located is the spacious family bathroom, combining form and function with a walk-in shower, full-sized bathtub, floating vanity basin, WC, and an illuminated feature mirror—all in a clean, contemporary style.

The highlight of the first floor is the exceptional primary suite—a private sanctuary accommodating everything you'd need to unwind from an exhausting day, enjoy a lazy morning or get ready for night out. Generously proportioned, the sleeping area includes space for a lounge where you can relax and enjoy open rear views. Wall-mounted lighting, air conditioning, integral speakers and a dedicated TV point add to the sense of comfort and luxury.

A fully fitted dressing room leads off the main sleeping area, with bespoke wardrobes on either side and a dressing table—offering excellent storage and a calm space to get ready. Beyond this, a large ensuite bathroom completes the suite. Flooded with natural light from a large Velux window, the space includes a freestanding bathtub set beneath the light, dual vanity basins, and a large walk-in shower with a ceiling-mounted rain head and handheld attachment. Every element has been designed to bring a sense of calm, space, and indulgence.









UPPER FLOOR

The top floor offers a wonderfully private and versatile space—ideal for guests, older children, or even live-in help. Featuring two generously sized bedrooms that mirror each other, each bright and welcoming with soft carpeting, rear-facing windows, and covered VELUX roof lights that fill the rooms with natural light.

Between the bedrooms sits a spacious central landing, offering useful eaves storage and a cleverly designed nook—perfect for a drinks station or coffee bar, where guests can enjoy a quiet morning and take in those views.

Both bedrooms enjoy their own ensuite shower rooms, each fully tiled and equipped with a walk-in shower (featuring both rain and handheld attachments), floating basin, and WC. This upper level offers a perfect balance of comfort, independence, and privacy—making it an excellent retreat for visiting guests or teenagers wanting space of their own.













OUTSIDE / GROUNDS

Set on a generous corner plot of just under an acre, the grounds surrounding this home offer exceptional outdoor living with long-reaching views over open countryside and enjoy spectacular West Lancashire sunsets. Accessed via a private road shared with just one neighbour, the property is approached through remote-controlled privacy gates that open to a wide block-paved driveway with parking for 3-4 vehicles, in addition to a double garage. A neatly kept front lawn framed by mature hedging adds to the home's discreet frontage.

To the rear, the outdoor space is glorious —not only in size but in design and usability. Carefully landscaped to make the most of its scale and south facing orientation, this vast garden combines multiple zones for entertaining, relaxing, and family life. A substantial anti-slip stone terrace runs the full width of the home, connecting to the rear of the garage and wrapping around to a side area where artificial lawn provides a safe, low-maintenance play space for children.

A winding, bordered path leads beneath a timber pergola—fitted with atmospheric lighting—to additional garden features including further stone patios, a raised deck with a covered seating area, and a built-in lounge zone beside an outdoor kitchen. This dedicated cooking space includes granite worktops, a stainless-steel sink, and BBQ facilities—perfect for alfresco dining or hosting large outdoor celebrations.

At the bottom of the garden lies a broad, open lawn bordered by mature fencing and hedging—ideal for children to roam, pets to play, simply enjoy relaxing in the open air or even for creating an allotment/vegetable garden, keeping hens, or installing outbuildings. Whether you're hosting a party, relaxing with family, or simply adoring the peace and privacy, this outdoor space is as functional as it is beautiful.





ABOUT THE AREA

Located in the rural parish of Scarisbrick, this property enjoys a prime position between Ormskirk and Southport—both just a short drive away. You'll have easy access to supermarkets, retail parks, and a variety of town centre shops. The area offers plenty of year-round leisure options including gyms, swimming pools, and sports clubs. Golf lovers will be perfectly placed with Hurlston Hall Golf & Health Club nearby, plus Royal Birkdale, Hillside, Southport & Ainsdale, and Ormskirk Golf Clubs all within 10–20 minutes.

TRANSPORT

Regular local bus services are within a short walk and connect Scarisbrick to nearby areas including Wigan, Bickerstaffe, Aughton, Maghull, and Lydiate. The nearest train station, Bescar Lane, is a 6-minute drive away and provides direct Northern Rail services to Wigan. From Wigan Wallgate, London can be reached in approximately 2.5 hours, or in 2 hours from Liverpool Lime Street (reachable via Merseyrail from Southport). Liverpool Airport is about 45 minutes away by car, with Manchester Airport just under an hour's drive.

SCHOOLS

The area is well-served by a range of schools across Ormskirk and Southport. Nearby primary schools, all within 1–2 miles, include St Cuthbert's in Halsall, St Mary's Catholic Primary in Scarisbrick, Kingsbury Primary School for special needs and St Mark's Church of England. For secondary education, Meols Cop High School on the edge of Southport holds a 'GOOD' Ofsted rating. Scarisbrick Hall School, an independent school rated 'OUTSTANDING' by Ofsted, offers education from nursery through to age 18 and is less than 5 minutes drive.





PROPERTY INFORMATION

Address: The Grange, Jacksmere Lane, Scarisbrick, L40 9RT

Tenure: Freehold with vacant possession.

Services: Electric, Mains water, Mains gas, Gas Central heating, Superfast Broadband (estimated), CCTV, Control4 smart home system, Integral speaker system (primary and main living areas).

EPC: B

Council Tax Band: G

Flood Risk:

Rivers & Seas: very low
Surface water: very low.

Local Authority: West Lancashire Borough Council. Tel: 01695 577177

Viewing: Strictly by appointment with Karl Ormerod. Tel/WhatsApp: 07443 645157.

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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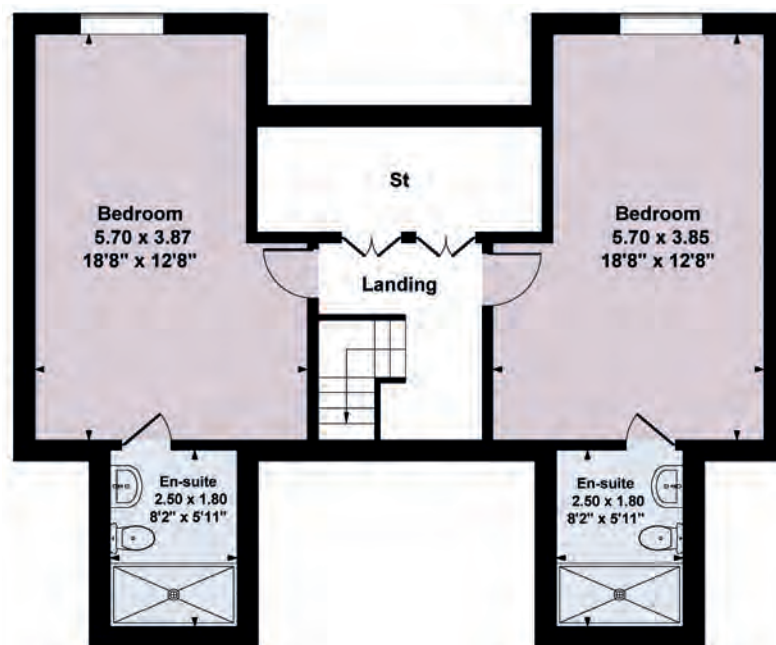
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GROUND FLOOR



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.



SECOND FLOOR

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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