

exp<sup>®</sup>

LUXURY

GREENWAYS

HALSALL ROAD, HALSALL  
L39 8RN

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## GREENWAYS, HALSALL ROAD, HALSALL, L39 8RN

TOTAL APPROX. FLOOR AREA 5,124 SQ FT / OUTBUILDINGS 2,357 SQ FT

AN UNMISSABLE OPPORTUNITY TO OWN A LANDMARK CHARACTER ESTATE IN THE HEART OF HALSALL. SET IN APPROX. 2 ACRES OF MAGNIFICENTLY LANDSCAPED GROUNDS, THIS EXCEPTIONAL RESIDENCE BOASTS AN ELEGANT MAIN HOUSE, A SPACIOUS SELF-CONTAINED ANNEX AND A HEATED OUTDOOR POOL WITH ITS OWN POOL HOUSE.



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## DRIVING DISTANCES

CRICKET GROUND & BAKEHOUSE:  
1 MIN WALK

SARACENS HEAD PUB: 2 MINS

NEAREST TRAIN STATION: 12 MINS

NEAREST BUS STOP: 3 MIN WALK

SCARISBRICK MARINA: 4 MINS

ORMSKIRK: 10 MINS

HURLSTON HALL GOLF &  
LEISURE CLUB: 6 MINS

SOUTHPORT: 15 MINS

LIVERPOOL CITY CENTRE: 45 MINS

M58/M57: 20 MINS

M6: 28 MINS

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## ACCOMMODATION IN BRIEF

- Porch
- Entrance hall
- Drawing room
- Living room
- Orangery area
- Dining room
- Kitchen
- Utility room
- Wine store
- Cloakroom/W.C.
- Primary bedroom with ensuite bathroom and dressing room
- Four further bedrooms (2 ensuite)
- Shower room







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## ADJOINING ANNEXE

- Lounge with dining area
- Kitchen
- Bedroom
- Ensuite shower room
- Cloakroom/WC
- Courtyard access
- Private rear terrace
- Separate EPC: C

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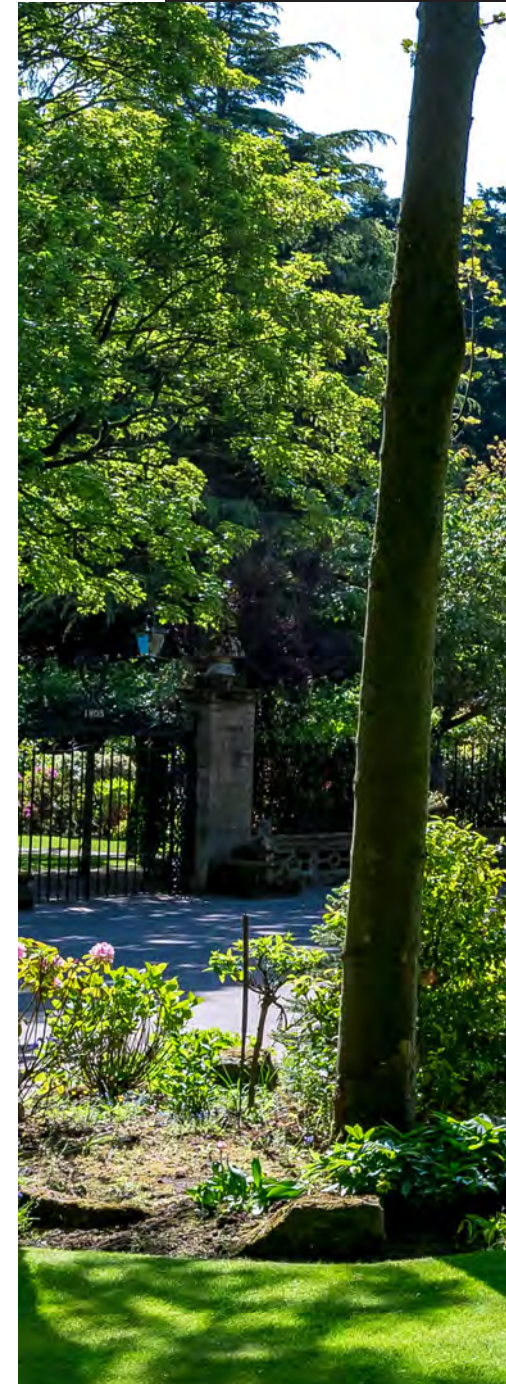
## OUTSIDE

- Approx. 2-Acre plot
- Remote gated entrance
- Block paved driveway with turning circle
- Double garage
- Quadruple garage with gym
- Parking for 8+ vehicles
- Outstanding landscaped gardens
- Rear stone terracing
- Koi carp pond
- Heated green house
- Natural stream
- Heated outdoor pool
- Walled perimeters

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## POOL HOUSE

- Open plan lounge with kitchen & dining
- Twin shower/changing rooms
- W.C.
- Sauna with shower
- Private rear garden
- Stone terrace around the pool





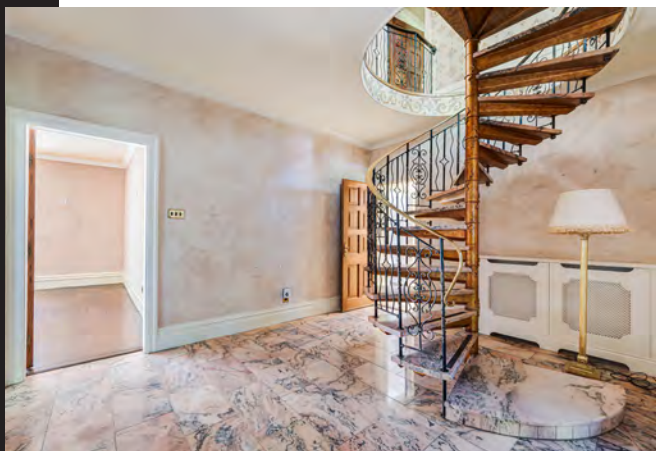




## THE PROPERTY

An extraordinary residence of grandeur and charm, this property sits proudly behind stone boundary walls and grand wrought-iron gates, setting the tone for what lies beyond. An architectural treasure with outstanding kerb appeal, it instantly impresses with its heritage character and continues to delight throughout the expansive interiors and immaculately curated grounds.

Offering five beautifully appointed bedrooms (three with ensembles), An extensive principal suite, multiple reception rooms, and a separate, one-bedroom annexe, the home provides both flexibility and sophistication. It blends classic elegance with countryside tranquillity, creating a lifestyle that is refined, private, and utterly serene.





## GROUND FLOOR

A dramatic approach sets the tone, as a pair of stately stone lions stand guard beside imposing dark wooden double doors, framed by elegant Georgian-style windows. Signature glazing features—such as bulls-eye panes, arched frames, and semi-circular fanlights—are repeated throughout the home, reinforcing its timeless architectural appeal.

A generous porch gives way to a second set of double doors, opening into a welcoming hallway where rose-hued marble flooring immediately signals quality and luxury. The eye is drawn upward to a unique, custom-built spiral staircase—designed to reflect the home's refined detailing.

Centrally positioned, the entrance hall offers seamless access to all principal ground-floor rooms, allowing for both practicality and flow. A discreet cloakroom/W.C. sits conveniently close to the front entrance.

To the front of the property, a spacious formal drawing room radiates quiet sophistication. Twin bay windows fill the room with light, while classic wall panelling, a neutral colour scheme, and natural sisal flooring contribute to the understated elegance. A feature fireplace provides a refined focal point.

To the rear, solid oak flooring stretches through expansive reception and dining spaces, both flooded with natural light via multiple windows—including a distinctive square bay. The main lounge boasts a marble fireplace with a real flame gas fire and extends into a tranquil, garden-facing retreat. This orangery-like area features floor-to-ceiling windows, rustic Mediterranean-style floor tiles, and French doors leading onto a stone terrace—an ideal setting for both relaxation and unwinding. Just beyond, stone steps descend to an ornamental koi carp pond with a central fountain.





This space flows into a second reception room, used originally as a formal dining area. It shares the warm oak flooring and showcases a bespoke raised marble fireplace with a sleek steel-framed gas fire, blending modern design with traditional elegance.

The kitchen, located at the front of the house, offers a charming balance of rustic design and contemporary convenience. Cream-toned cabinetry wraps around three walls, cleverly concealing a suite of integrated NEFF appliances beneath seamless Corian worktops. A classic AGA and space for a large breakfast table make the room both functional and inviting. At the rear, a gated walk-in wine store complete with a full-height drinks fridge adds a touch of luxury and practical storage.

Off the kitchen, a generous utility room mirrors the cabinetry and surfaces found in the main kitchen and provides direct outdoor access via a stable door. This leads into a pretty internal courtyard, with gated routes to both the front of the property and the rear terraces and gardens. The utility room also serves as the connecting link to the self-contained annexe, offering additional flexibility and privacy.

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## FIRST FLOOR

Ascending the spiral staircase—complete with rose marble treads, solid brass handrails, ornate black iron balustrades, and a gold-painted central column—you arrive at the luminous first-floor landing. Here, large windows overlook the front gardens, while the natural-fibre carpet continues from the ground floor, creating a calm and cohesive aesthetic.

The principal bedroom sits at the rear and commands breathtaking views across the rear grounds. French doors open onto a broad balcony—shared with the adjacent bedroom—perfect for relaxing in the sun or enjoying a sunset drink. The











adjoining Roman-inspired ensuite bathroom features a spa-sized bath, inbuilt shower, bidet, and twin vanity basins. Earth-toned floor tiles pair beautifully with mosaic walls and mirrors, creating a peaceful spa-like ambience. Beyond an arched entryway lies a generous dressing room, fitted with bespoke wardrobes, a built-in window seat, and full-height mirrors.

Next door, the second bedroom mirrors the rear aspect and opens onto the same balcony. Currently used as a secondary dressing room, it includes full height fitted wardrobes and a central storage island, easily reverted back to a bedroom if required. This room also benefits from a stylishly tiled ensuite with a spacious walk-in shower, vanity basin, W.C., and bidet.

A third bedroom on this level enjoys dual aspect views to the front and side. Generous in size, it also boasts a well-appointed ensuite with a freestanding clawfoot bath, vanity, W.C., and bidet—offering both charm and functionality.

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## SECOND FLOOR

The spiral staircase continues upward to a central landing on the second floor, where the same sisal carpeting provides warmth and texture. Here, two large double bedrooms overlook the rear grounds and share a fully tiled shower room with pedestal basin, walk-in shower, and WC — ideal as guest or children's quarters.





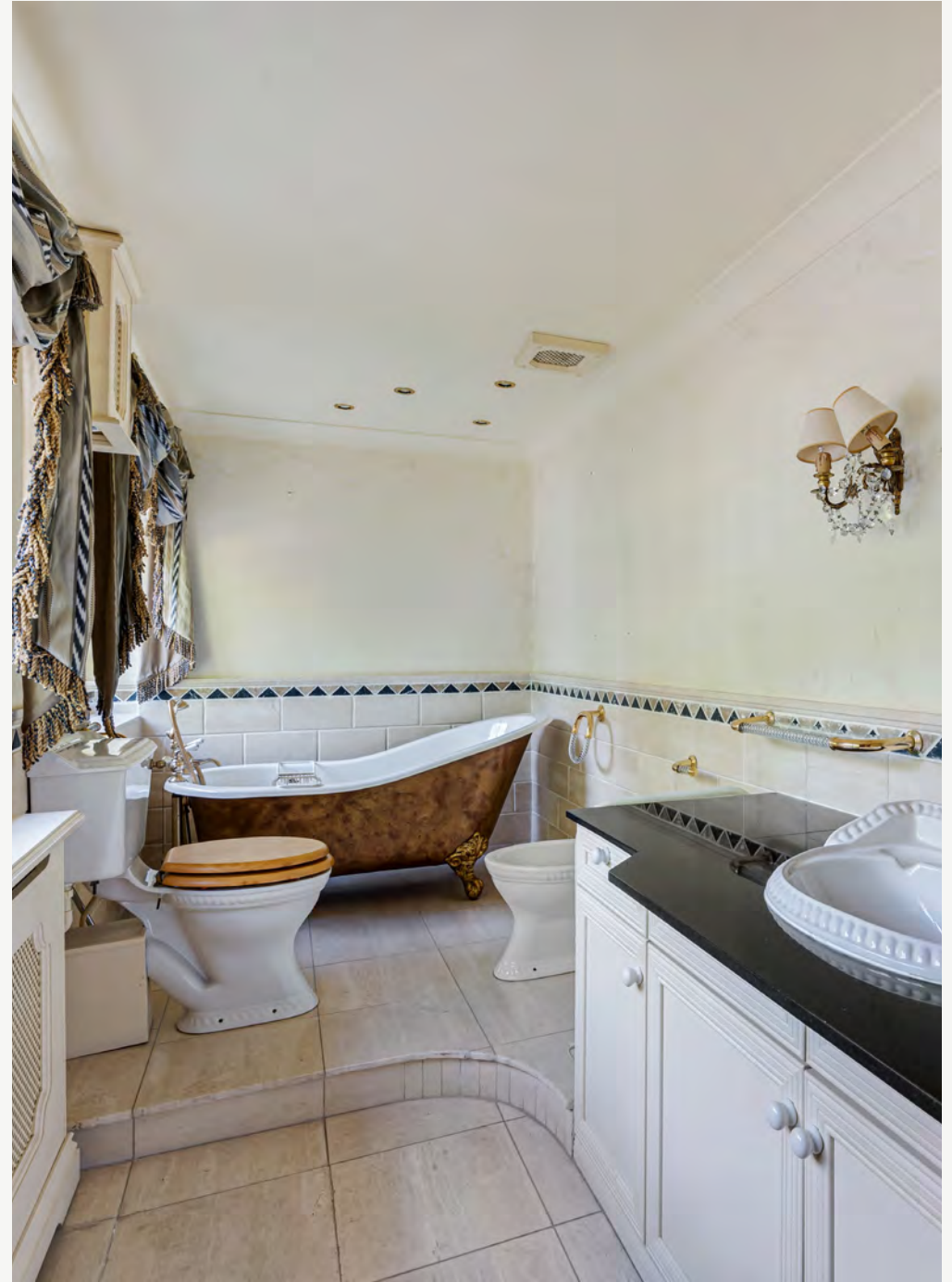






















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## ADJOINING ANNEXE

Connected internally via the utility room but also hosting its own entrance, the self-contained one-bedroom annexe is an exceptional asset. With its own rear terrace overlooking the stream and full privacy from the main home, it's ideal for guests, extended family, or even a live-in housekeeper.

Inside, a smart entrance hall with cloakroom/W.C. leads into a spacious open plan living and dining area with oak flooring and a gas fireplace. French doors open onto the private rear terrace. The kitchen area mirrors the design and finishes of the main home but on a smaller, more manageable scale, and conveniently links back to the utility room.

This beautifully appointed annexe offers complete independence while retaining the luxury of the main house.





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## GROUNDS & GARDENS

Spanning around two acres, the grounds are simply spectacular. The original 1803 stone walls define a clear separation between the front and rear gardens, creating structure and the homes heritage. The property borders woodland area to the southwest—adding a layer of privacy.

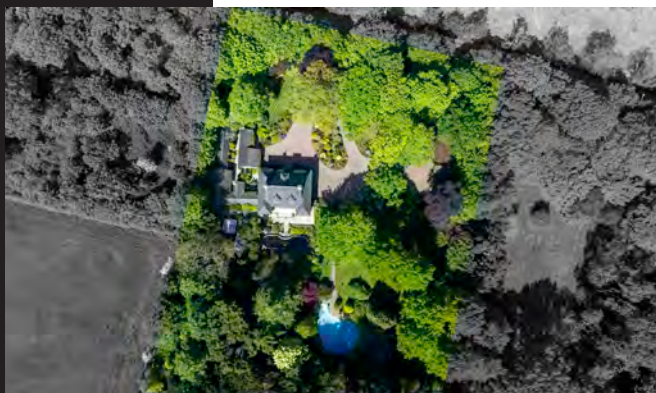
Electric gates open to a sweeping block-paved drive that forms a large turning circle, bordered by manicured lawns and dotted with Victorian lampposts and decorative stone sculptures and fountains. Ample parking is provided via a double garage near the house and an additional four-car area beside a dedicated space for a home gymnasium.

At the rear, the garden is a private wonderland. An elevated Koi pond with stone fountain is surrounded by stone-paved terraces that extend from the rear of the home. Meandering stone paths lead through fragrant pergolas adorned with honeysuckle and ivy, while manicured lawns and ornamental rockeries are interspersed with mature Beech, Maple, and Fir trees.

A stream marks the boundary where woodland begins. For practicality, the estate includes several sheds, a large workshop, a heated greenhouse, and an outdoor kitchenette and W.C. to support garden maintenance and outdoor gatherings.

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***This is more than just a luxury property — it is a sanctuary of elegance, privacy, and endless possibility. With a sense of timeless grandeur, abundant living space, and unrivalled grounds, it's a home ready to welcome its next custodians into a life of comfort, beauty, and legacy.***









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## ABOUT THE AREA

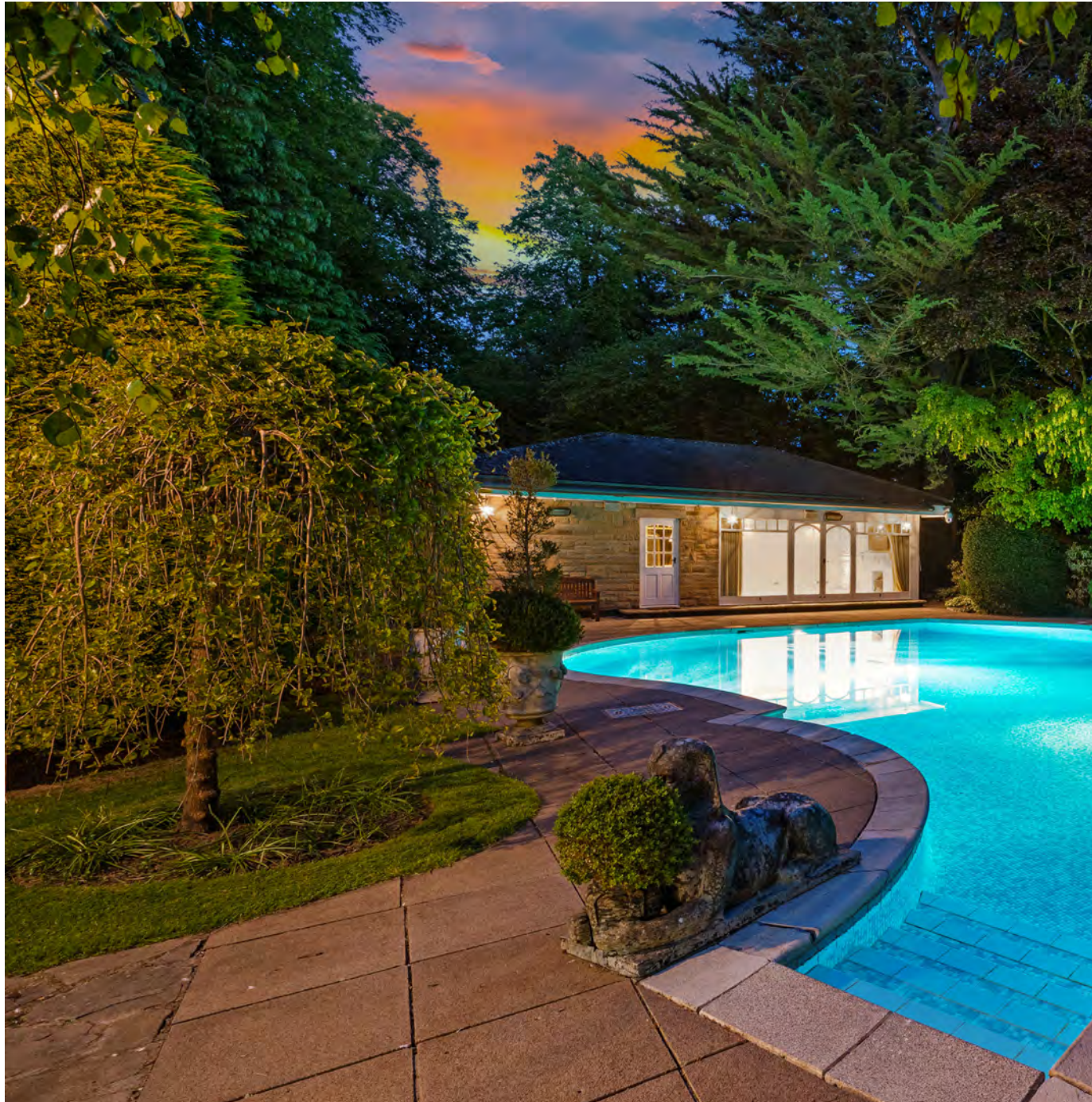
The picturesque and historic village of Halsall offers a rare blend of countryside tranquillity and community charm. Set along the scenic Leeds-Liverpool Canal, the village is known for its walking trails and charming amenities, including an 'Outstanding'-rated primary school, a popular cricket ground with café, a traditional canal-side pub with summer beer garden, and its much-loved summer Scarecrow Festival that brings joy to locals and visitors alike.

## TRANSPORT

Halsall benefits from strong public transport links, with a nearby bus stop on Halsall Road providing services to Southport, Ormskirk, Aughton, and Haskayne. The nearest train station is in Scarisbrick, offering Northern Line services to Liverpool, Manchester, and further afield.

## SCHOOLS

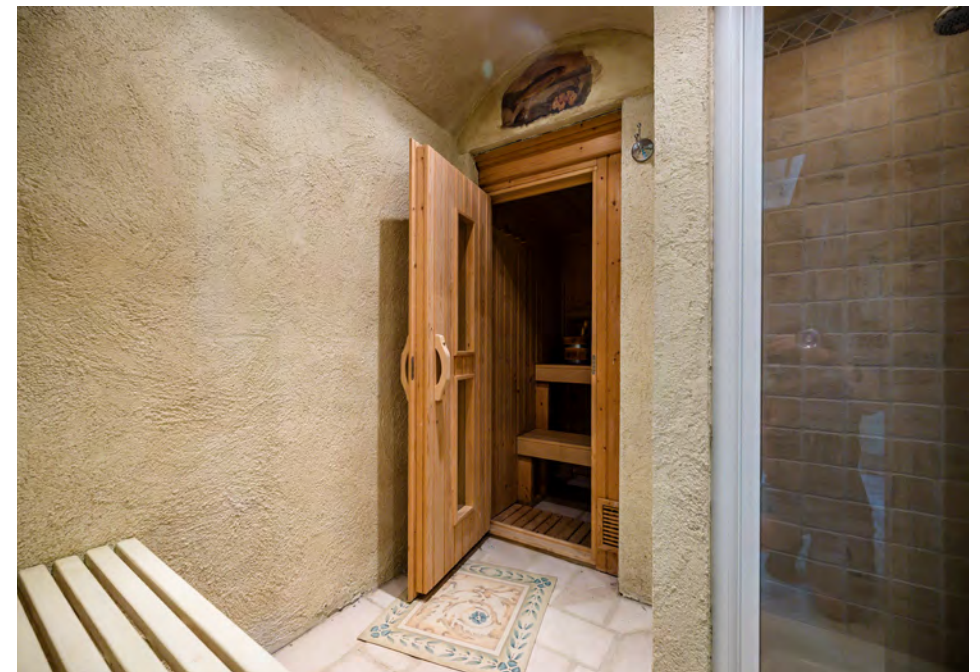
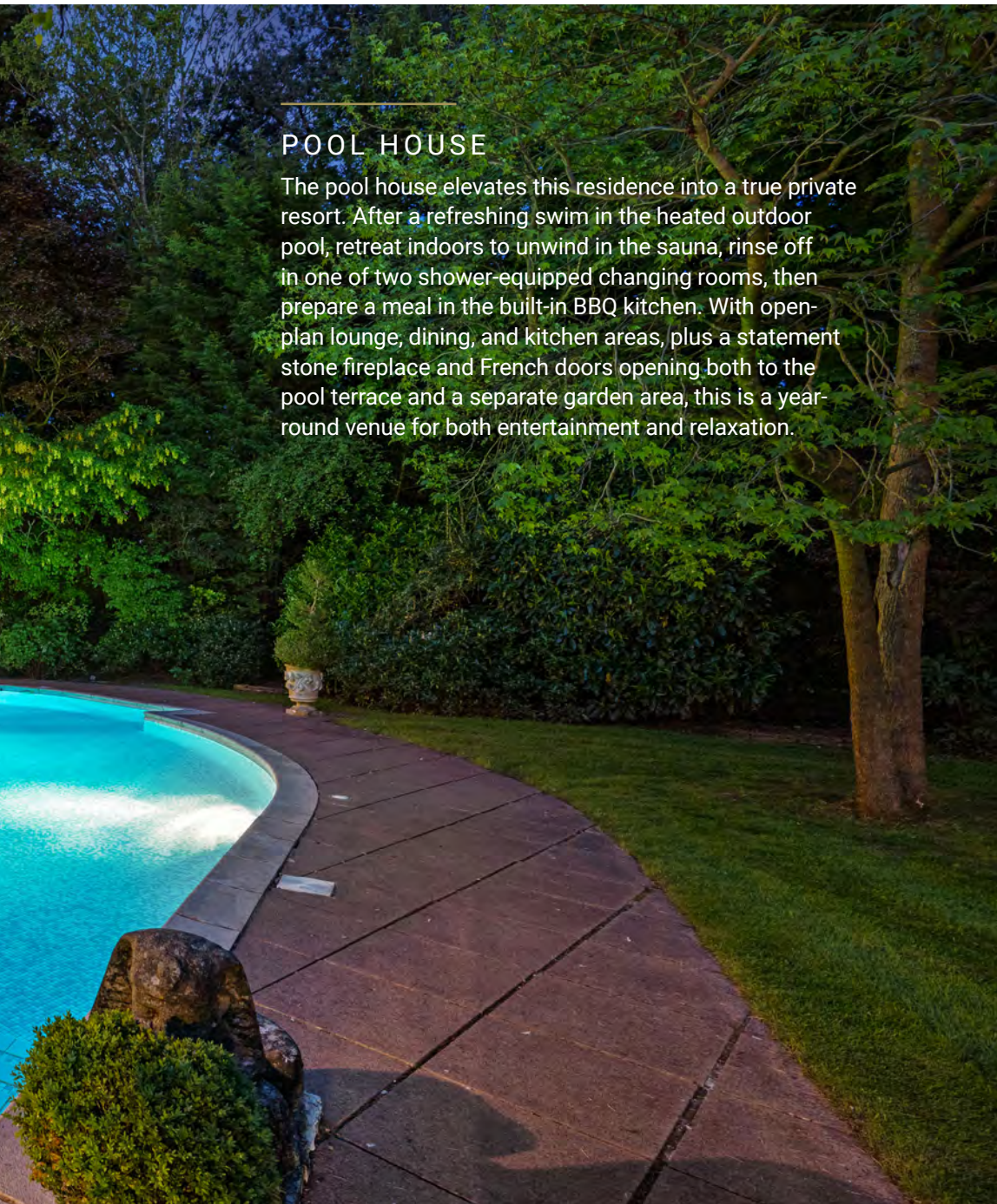
Families are well catered for, with a number of excellent schools nearby. St Cuthbert's Primary School, rated 'Outstanding' by OFSTED, is just a three-minute drive away. Other reputable schools include Scarisbrick St Mark's, Aughton St Michael's, and Ainsdale St John's. For independent education, the esteemed Scarisbrick Hall School is a short two-minute drive, offering education from nursery through to sixth form.





## POOL HOUSE

The pool house elevates this residence into a true private resort. After a refreshing swim in the heated outdoor pool, retreat indoors to unwind in the sauna, rinse off in one of two shower-equipped changing rooms, then prepare a meal in the built-in BBQ kitchen. With open-plan lounge, dining, and kitchen areas, plus a statement stone fireplace and French doors opening both to the pool terrace and a separate garden area, this is a year-round venue for both entertainment and relaxation.





## PROPERTY INFORMATION

**Address:** Greenways, Halsall Road, Halsall, L39 8RN

**Tenure:** Freehold with vacant possession.

**Services:** Mains gas, gas central heating, mains water, electric, broadband, single & double glazing, alarm, CCTV.

**EPC:** F

**Council Tax Band:** G

**Local Authority:**

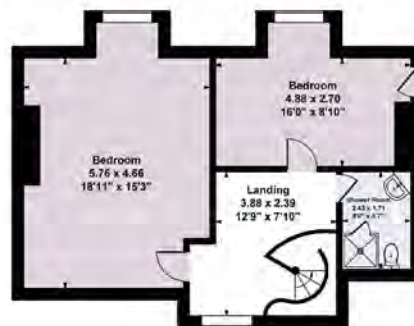
West Lancashire Borough Council, 52 Derby Street, Ormskirk, Lancashire, L39 2DF

**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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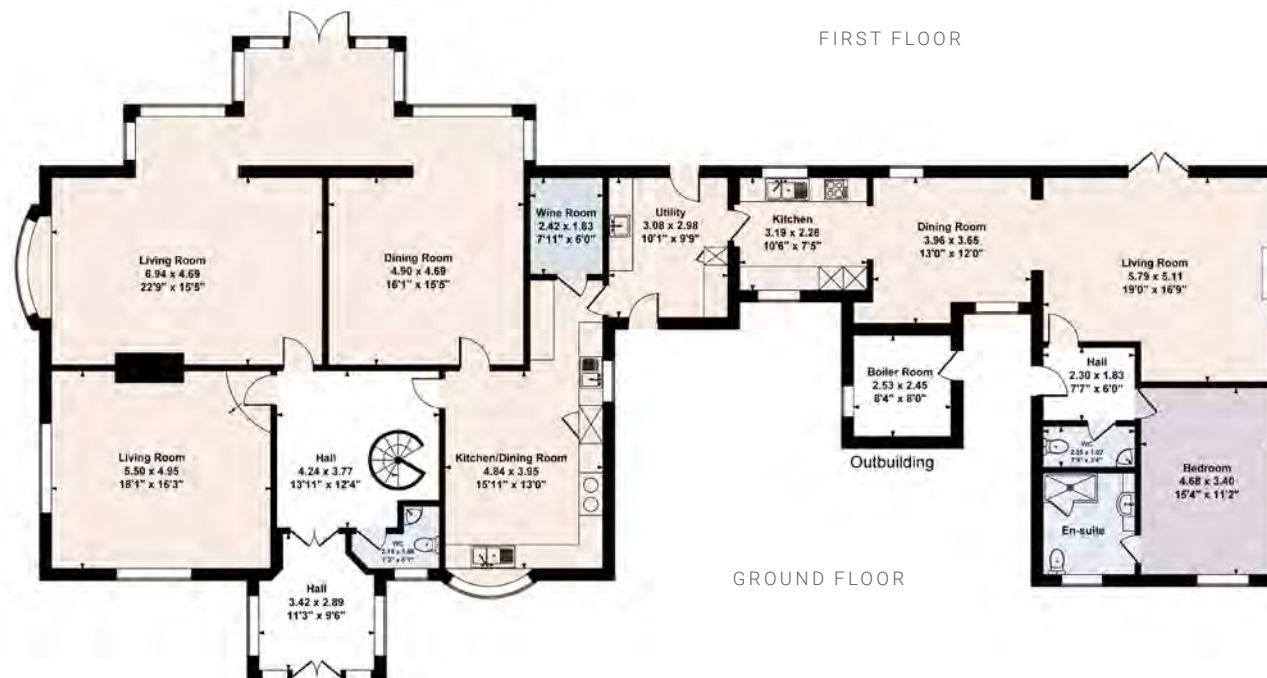
TOTAL APPROX. FLOOR AREA 5,124 SQ FT / OUTBUILDINGS 2,357 SQ FT



SECOND FLOOR



FIRST FLOOR



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.





LUXURY HOMES DESERVE  
EXCEPTIONAL RESULTS.

Contact me to arrange  
your personal viewing.

KARL ORMEROD

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