



LUXURY

GREGORY HOUSE

GREGORY LANE,
HALSALL, L39 8SP



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TOTAL APPROX. FLOOR AREA 2,766 SQ FT / GYM: 344 SQ FT

IDYLLICALLY
POSITIONED GREGORY
HOUSE IS A SUPERBLY
RENOVATED AND
EXTENDED FOUR-
BED HOME WITH
JUST UNDER 3,000
SQ. FT OF HIGH-END
CONTEMPORARY
INTERIORS AND
PRIVATE LANDSCAPED
GARDENS WITH SPACE
TO LIVE, WORK, AND
UNWIND IN STYLE.



DRIVING DISTANCES

CRICKET GROUND & BAKEHOUSE: 4 MINS

SARACENS HEAD PUB: 5 MINS

NEAREST TRAIN STATION: 10 MINS

HALSALL RIDING & LIVERY: 1 MIN

SCARISBRICK MARINA: 8 MINS

ORMSKIRK: 13 MINS

HURLSTON HALL GOLF &
LEISURE CLUB: 8 MINS

BIRKDALE VILLAGE: 10 MINS

LIVERPOOL CITY CENTRE: 50 MINS

M58/M57: 20 MINS

M6: 28 MINS

ACCOMMODATION IN BRIEF

- Porch
- Entrance hall
- Open plan kitchen, living & dining
- Games room
- Family room
- Utility/ Laundry room
- Downstairs shower room & W.C.
- Gym with steam room
- Private primary suite with ensuite shower room
- 3 Further bedrooms
- Family bathroom



OUTSIDE / GROUNDS

- Approx. 0.41-acre plot
- Extensive block paved driveway
- Ample Parking for 6+ vehicles
- Large private lawn to front
- Covered pergola with terrace
- Extensive Indian stone terraces to rear
- Raised patios
- In Built brick BBQ
- Ornamental pond
- Hedged, walled and fenced perimeters

THE PROPERTY

Set within a generous plot on a quiet lane this gorgeous property combines countryside tranquillity with modern design. Behind secure electric gates lies a beautifully landscaped retreat, complete with expansive living spaces, outstanding finishes, and unbeatable privacy.





GROUND FLOOR

This home is accessed via two entrances, each offering a unique welcome. The original front door opens into the heart of the home—an open-plan kitchen and informal reception space—creating an immediate sense of space and flow. A second, more private entrance at the rear features a modern security door and opens into a bright central hallway with hardwood flooring, providing access to all ground floor rooms.

The main lounge is a standout feature, designed with both comfort and character in mind. It includes a vaulted and beamed ceiling, solid oak herringbone flooring, and a traditional brick inglenook fireplace. Large dynamic glazing looks out over the expansive private lawn, filling the room with natural light and offering a calm, open outlook.

At the centre of the home lies an open plan kitchen with living-dining area—a functional and sociable space ideal for modern life and entertaining. The high spec kitchen cabinetry is finished in soft white with a contrasting dark grey island, topped with white Quartz worktops. Integrated Miele appliances include multiple ovens, an induction hob with downdraft extractor, a wine conditioner, fridge and freezer. A white enamel under-counter sink is paired with an instant hot water tap system and the kitchen extends into an additional living/dining area with bifold doors opening onto rear terraces, connecting the interior with the garden and countryside views beyond.

Opposite the kitchen, the utility room provides practicality with hardwood floors, matching cabinetry, a second sink, and dedicated space for laundry appliances. Adjacent to this is a ground floor shower room, fully tiled with contemporary fittings—the whole space is ideal for use as a boot room and guest WC.

The games room sits off to one side of the home, finished in neutral solid oak flooring, it includes a dark media wall with recessed lighting in a stylish dropped ceiling, and built-in cabinetry for a flat-screen TV. This room offers a great space for family fun or informal gatherings.

At the rear, the final space on this level is currently set up as a home gym, fitted with professional-grade flooring and includes the luxury of a steam room. Bifold doors lead to a decked terrace and drop-down hot tub, making this area a peaceful spot to unwind after exercise or to simply enjoy taking in those amazing views.

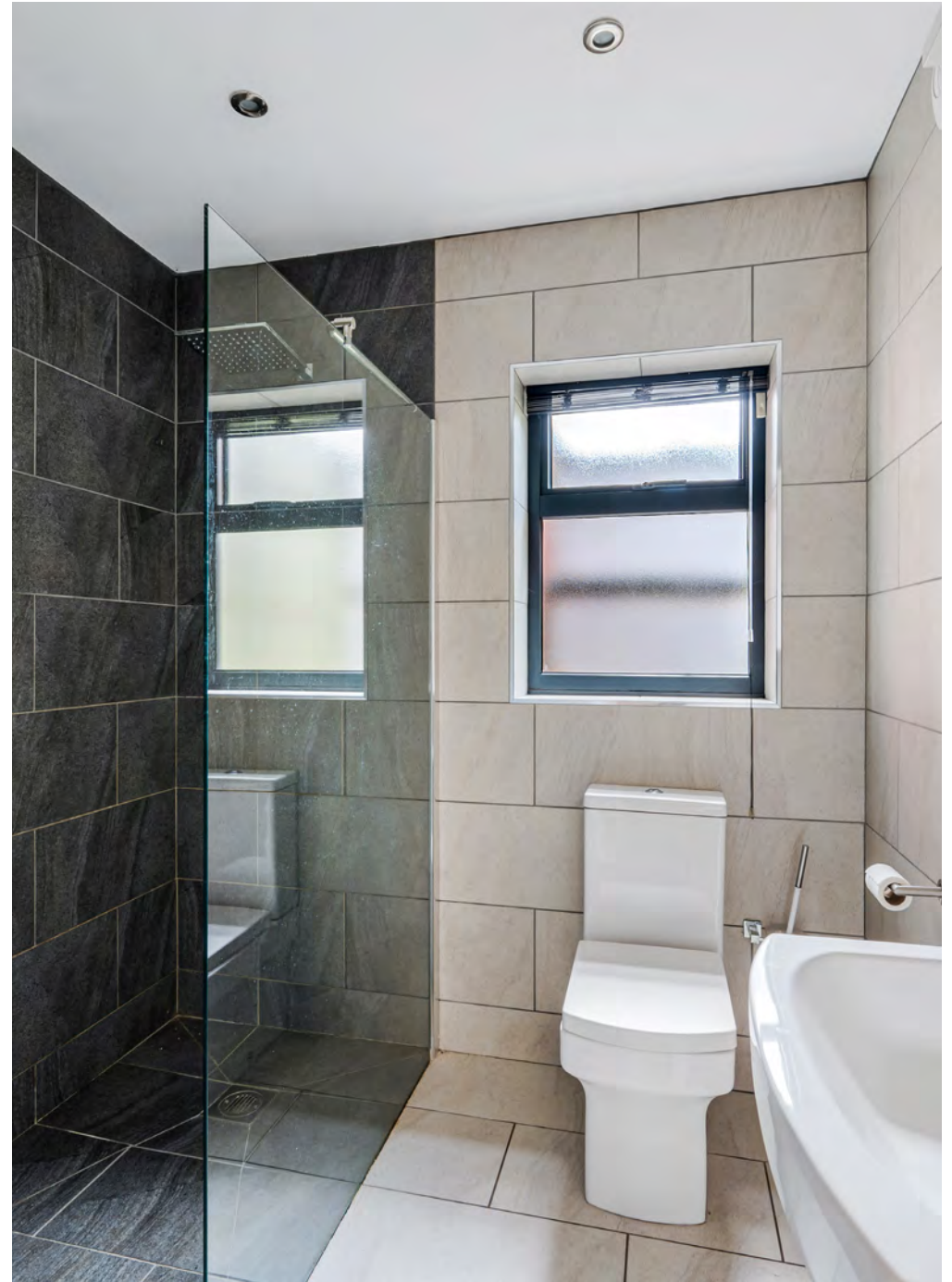


With a layout that balances open-plan flow and distinct private spaces, this ground floor is well suited to buyers who enjoy hosting, need flexibility, or desire a home that blends function, comfort and luxury. The combination of generous living areas, wellness features, and connection to outdoor spaces makes it particularly appealing to families, remote professionals, and anyone seeking a lifestyle home with room to grow and entertain.















FIRST FLOOR

The first floor comprises three spacious double bedrooms, each tastefully decorated, carpeted and finished to an excellent standard. All bedrooms include fitted wardrobes and additional storage and enjoy those unspoilt views over the surrounding countryside. One of the rear-facing rooms features French doors opening onto a Juliet balcony, offering a peaceful spot to enjoy the landscape.

The three bedrooms share a large family bathroom, designed with both style and practicality in mind. Rich dark tiles are complemented by mosaic feature details, creating a contemporary feel. The bathroom includes a generous walk-in shower, a full-sized built-in bathtub, WC, and a wide dual vanity unit with countertop basins. A heated towel rail completes this luxurious space.

UPPER FLOOR

The top level is dedicated to the primary suite, offering a peaceful retreat away from the rest of the home—ideal for unwinding in a busy household. Carpeted, the room benefits from two VELUX windows with integrated blinds that flood the space with natural light. At one end, you'll find sleek built-in wardrobes and drawers, providing ample storage. The stylish ensuite features a contemporary corner shower with modern tiling, a monochrome tiled floor, a wall-mounted vanity basin, a WC, and a heated towel rail.









OUTSIDE

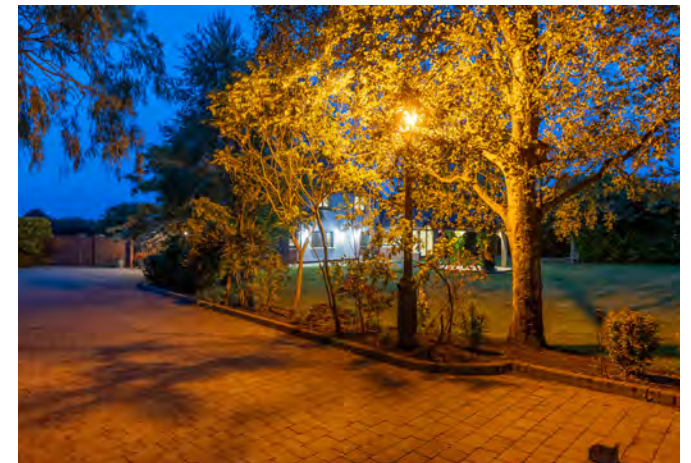
A block-paved driveway leads directly from the lane to the property, accessed via remote-controlled privacy gates. The home is set well back on its generous plot, with brick walling and fenced boundaries providing excellent security and an intense sense of seclusion.

To the front, large private lawns add to the sense of space and sets a welcoming tone. A covered pergola sits on a substantial stone terrace on the front lawn close to the home, offering a sheltered spot ideal for outdoor dining, quiet reading, or enjoying the garden in all weather. At the rear, the gardens have been thoughtfully landscaped to create a series of distinct, usable outdoor spaces that are both practical and visually appealing. Several Indian stone terraces extend from the back of the house, designed to take full advantage of the open countryside views.

There are various raised patios ideal for outdoor dining or relaxed seating, including one with an inset hot tub bordered by a transparent glass balustrade, ensuring the view stays uninterrupted, and what a wonderful way to totally relax. The various spaces and the brick-built BBQ enhance the home's potential for entertaining, while an ornamental above-ground red-brick pond adds a peaceful focal point, surrounded by mature planting and ambient lighting that brings the garden to life in the evening.

This outdoor space offers a blend of lawned areas, established trees and shrubs, and low-maintenance finishes that make it both family-friendly and ideal for entertaining. Whether hosting guests or enjoying a quiet evening overlooking the countryside, this garden setting offers a rare combination of privacy, comfort, and natural beauty.

This home combines generous living space, privacy, and smart design, making it ideal for modern life and entertaining. With countryside views, quality finishes, and beautifully designed gardens, it's a rare chance to own a lifestyle property that has it all.





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' OFSTED-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. The property is also a short drive from the vibrant coastal villages of Birkdale & Ainsdale.

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 Scarisbrick, 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 a three-minute drive away. 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 ten-minute drive, offering education from nursery through to sixth form.





PROPERTY
INFORMATION

Tenure: Freehold with vacant possession.

Services: Electric, Oil & heat sourced air pump central heating, Mains water, Klargester treatment plant, Superfast broadband (estimated), Double glazing, Control4 Lighting system, Alarm, Security lights

EPC: D

Council Tax Band: D

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: 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

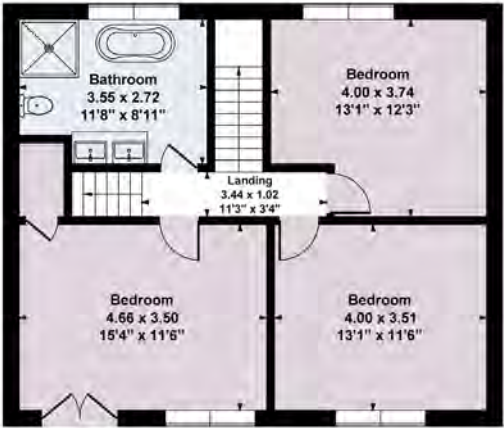
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GROUND FLOOR

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.



FIRST FLOOR



SECOND FLOOR

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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LUXURY

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