



LUXURY

LOWLAND FARM  
PLEX LANE, HALSALL  
L39 7JZ

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## LOWLAND FARM, PLEX LANE, HALSALL, L39 7JZ

TOTAL APPROX. FLOOR AREA 3,251 SQ FT

TURN THE KEY AND RELAX – EVERY INCH OF THIS HALSALL HOME IS PURE COUNTRYSIDE SOPHISTICATION. FOR THOSE SEEKING SPACE, STYLE, AND PEACEFUL SURROUNDINGS, THIS FOUR-BEDROOM GEM WITH ADJOINING Paddock STANDS OUT FROM THE REST, SO DON'T MISS THIS OPPORTUNITY TO GET A CLOSER LOOK.



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## DISTANCES

- ORMSKIRK: 10 MINS
- SOUTHPORT: 15 MINS
- NEAREST TRAIN STATION: 9 MINS
- CRICKET GROUND & BAKEHOUSE: 6 MINS
- THE SHIP INN: 4 MINS
- SCARISBRICK MARINA: 10 MINS
- HURLSTON HALL GOLF & LEISURE CLUB: 10 MINS
- LIVERPOOL CITY CENTRE: 45 MINS
- M58/M57: 20 MINS
- M6: 28 MINS

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## ACCOMMODATION IN BRIEF

- Porch
- Lounge/ snug
- Living room with dining
- Open plan kitchen with dining
- Separate utility room
- Shower room, WC & sauna
- Primary suite with ensuite bathroom & balcony terrace
- 3 Further bedrooms
- Large family bathroom







## OUTSIDE

- Approx. 0.55 acre plot
- Remote gated entrance
- Expansive block paved driveway
- Detached double garage/ gym
- Ample parking
- Easy kept lawns to front & rear
- SW facing rear
- Extensive paved terraces to rear & side
- Electric & water points
- Adjoining paddock
- Walled and fenced perimeters
- Security lights, CCTV & alarm



## THE PROPERTY

Originally built in the early 2000s, this beautifully updated home has been finished to a superb standard throughout. With undeniable kerb appeal and a stylish, boutique interior, it offers a generous layout including multiple reception rooms, a contemporary open-plan kitchen with utility, four well-proportioned bedrooms, and two sleek bathrooms. The exterior is designed for easy upkeep, with landscaped gardens, wraparound terraces, and an adjoining paddock all included in the sale. Altogether, the grounds extend to approximately 0.55 acre, offering generous space for relaxing, entertaining, or enjoying a range of outdoor pursuits in this tranquil, semi-rural Halsall setting.









## GROUND FLOOR

Modern dual security doors open into a practical porch—perfect for shoes, coats, and everyday essentials—before leading through an ornate glass door into a very impressive entrance hall. With glossy grey tiled flooring and a dramatic double-height ceiling, the eye is immediately drawn upward to a panoramic feature window above the staircase. As the ceiling lowers, the hall transitions into a stylish and welcoming space, complete with elegant cornicing and a striking split-slate feature wall that adds warmth and character.

Just off the hallway sits a versatile front reception room, currently used as a children's playroom. With windows to the front and side, this lounge space is light-filled and neutrally carpeted—ideal as a study, cosy TV room, or hobby space.

The main lounge and dining room sit beyond, offering generous proportions and two sets of bifold doors that open onto paved terraces to the rear and side—seamlessly blending indoor and outdoor living. Another split-slate feature wall provides a stylish focal point, with inset space for even the largest flat screen. Whether for relaxed evenings or entertaining guests, this space is both effective and eye-catching.

Opposite, the kitchen offers both style and functionality with a smart galley layout, smooth grey cabinetry, white sparkle quartz worktops, and coordinating floor tiles. A breakfast bar seats five comfortably, and integrated appliances—including a Rangemaster with extractor and dual Belfast sinks—are designed for both practicality and entertaining. Bifold doors open to a side terrace, making al-fresco dining and social gatherings uncomplicated.

A sizeable utility room adjoins the kitchen, finished with coordinating floor tiles and cabinetry for a seamless flow. It offers excellent space for laundry and storage and leads to a handy external entrance past a convenient shower room with WC. A fantastic surprise addition: the inclusion of a sauna—offering a touch of luxury and wellness right at home.

































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## FIRST FLOOR

Immaculately presented and beautifully designed, the first floor continues the home's streamlined, contemporary style. Carpeted and enhanced by integrated skirting lighting, the stairs are framed by transparent balustrades that rise to a spacious gallery landing - an ideal spot for a peaceful study nook, reading area, or quiet retreat. A panoramic window drenches both levels with natural light, while the gallery itself offers rural views over open Halsall farmland.

The standout feature on this level is the rear-positioned primary suite. Spacious and stylishly it is finished in soft and deep greys and comes complete with bespoke wardrobes and smart built-in storage. Bifold doors open onto an incredible southwest-facing terrace with glass balustrades, offering uninterrupted countryside views from the inside as well as out—the perfect spot to enjoy morning coffee or evening sunsets. The ensuite bathroom is pristine and fully tiled in ice white with grey accents. It includes a full-sized bath with shower and screen, a tidy vanity basin with illuminated mirror and WC.

Two further double bedrooms sit to the front of the property on either side of the staircase. Both are neutrally carpeted, fitted with wardrobes, and enjoy plenty of natural light. They share a beautifully styled family bathroom, tiled in soft grey and white with a full-sized grey bath with integral shower, a separate walk-in shower, and elegant dual countertop grey basins with illuminated fitted mirror above. A matching WC and heated towel rail complete the luxurious and tasteful finish.



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## UPPER FLOOR

The central staircase rises to a light-filled landing, cleverly designed with inbuilt wardrobes and added clothes storage neatly tucked into the eaves—making smart use of every inch. This opens into a generously sized double bedroom, neutrally carpeted and again filled with natural light, offering a calm and comfortable retreat with plenty of room to relax and unwind.













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## OUTSIDE

Set behind remote-entry gates, the property opens onto an expansive block-paved driveway with ample space for multiple vehicles. A sweeping front lawn with a stylish fountain feature adds a real sense of arrival, all bordered by high fences and walls for privacy. The detached double garage features dual up-and-over doors and there's a side gate to the rear on the opposite side of the property. The open outlooks to both the front and rear create a wonderful feeling of space and freedom.

To the rear, the landscaped south west facing garden is designed for easy maintenance and is perfect for both relaxation and entertaining. Expansive wraparound paved terraces offer the perfect spot for summer dining, family barbecues, or peaceful evenings under the stars—complete with integrated lighting, power, and water points. A five-bar gate opens into the adjoining paddock, ideal for children or pets to explore or for those with equestrian or small holdings interests. The detached garage, currently used as a light-filled home gym, offers excellent versatility— whether adapted as a separate annexe, studio or teen hangout, the space is flexible and full of potential. With space, privacy, and practicality, the exterior of this home delivers just as much as the inside.

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***This is a superb, move-in ready home that offers style, generous layout, and flexibility in a peaceful scenic setting and it's ready to enjoy from day one.***













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## ABOUT THE AREA

The historic village of Halsall offers a rare mix of rural charm and vibrant community spirit. Located along the scenic Leeds–Liverpool Canal, it's perfect for countryside walks, weekend bike rides, and canal-side strolls. The village is home to a highly regarded 'Outstanding'-rated primary school, a welcoming cricket ground with a friendly café, and a traditional pub The Saracens Head is full of character. Halsall also hosts the much-loved annual Scarecrow Festival – a quirky, colourful event that brings neighbours together and draws visitors from across the region.

## TRANSPORT

Halsall is well connected by public transport. Regular bus services from Dicconsions Lane link to Southport, Ormskirk, Aughton, and Haskayne, while Town Green station in Aughton provides direct Merseyrail trains to Liverpool and onward connections to Manchester and beyond. When it comes to air travel, Liverpool John Lennon Airport is around a 35–40-minute drive, and Manchester Airport lies approximately 37 miles away and a 50-minute drive via the M58/M6/M56 corridor.

## SCHOOLS

Families are well catered for, with a range of highly regarded schools nearby. Local primaries include Downholland-Haskayne CE and the 'Outstanding'-rated St Cuthbert's Primary School, just five minutes away by car. Other respected options include Scarisbrick St Mark's, St Michael's in Aughton, and St John's in Ainsdale. For independent education, Scarisbrick Hall School is only a ten-minute drive, offering a full through-school experience from nursery to sixth form.









PROPERTY  
INFORMATION

**Tenure:** Freehold with vacant possession.

**Services:** LPG, Central heating, Mains water, Electric, Superfast broadband (estimated), Double glazing, Alarm, Security lights, CCTV.

**EPC:** D

**Council Tax Band:** F

**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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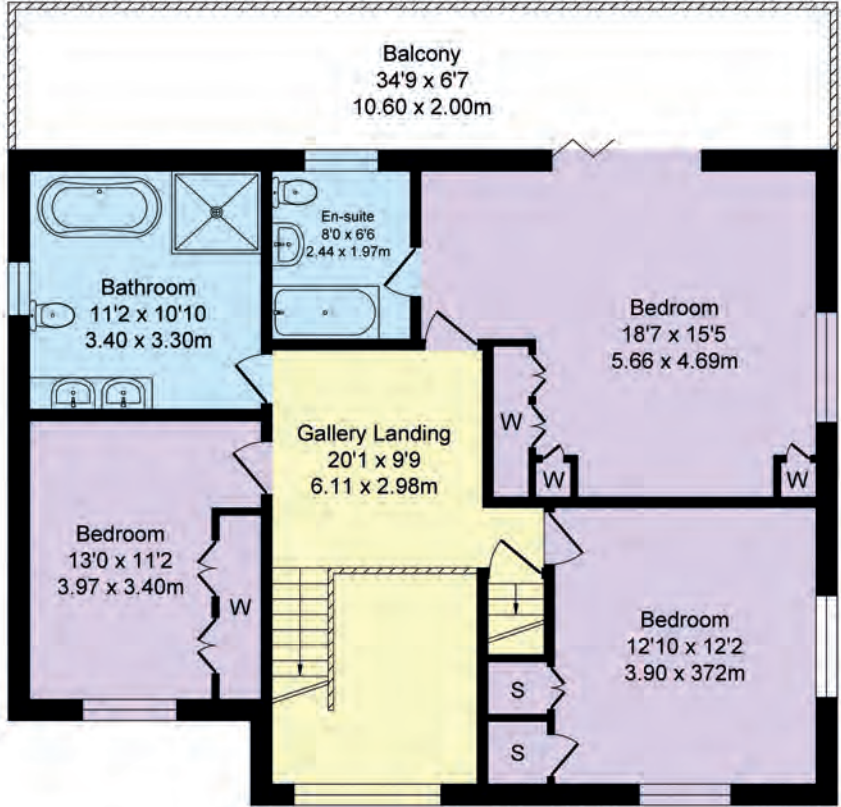


GARAGE

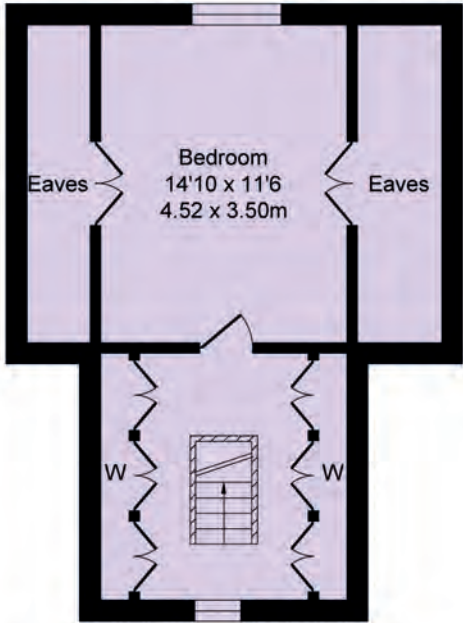
GROUND FLOOR



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.

KARL ORMEROD

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