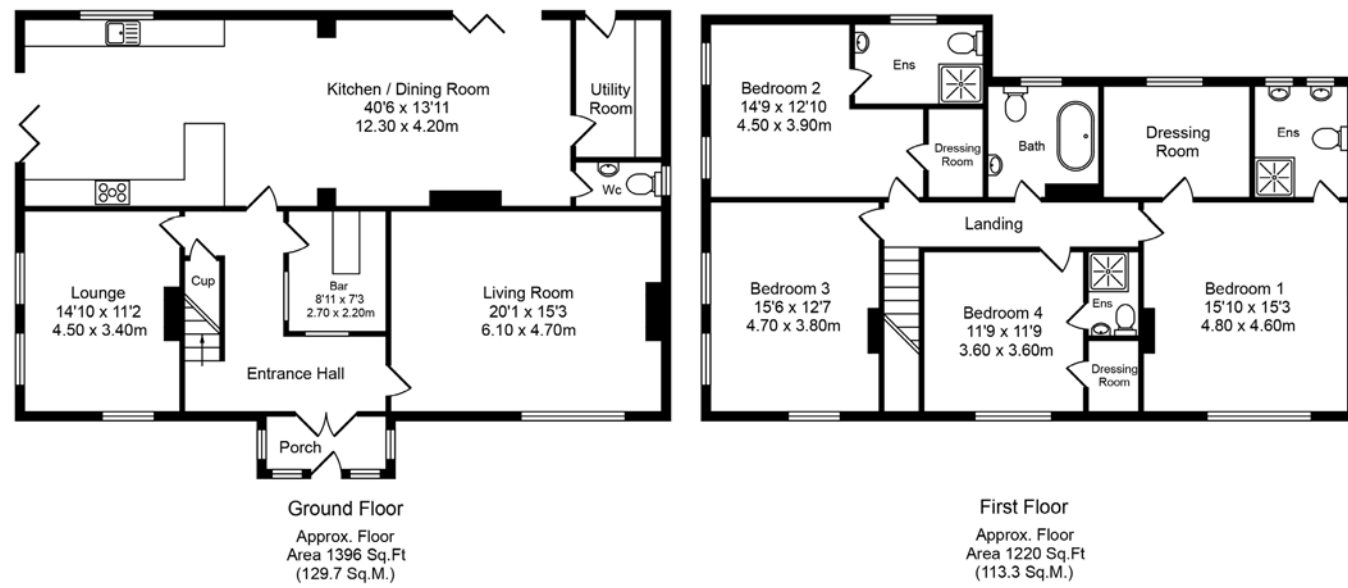




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 2616 Sq.ft. (243.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: G

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Welcome to this exceptional country home, meticulously refurbished to an impeccable standard with an unwavering commitment to quality and luxury. Step inside and experience over 2400 square feet of exquisite living space, where every detail has been carefully considered and only the finest fixtures and fittings have been chosen. Thoroughly modernised it is a superbly comfortable home that retains a romantic rusticity, with a thoughtfully curated interior that makes the most of the building's original features with authentic beams, exposed brickwork, solid oak flooring, bespoke cabinetry and tasteful muted decor throughout.

As you enter the home it is evident it has been given a lot of love and attention. You can feel it the minute you step inside, and the hallway sets the tone for the rest of the residence. Experience true comfort and elegance in the living room, where natural light fills the space, creating an inviting atmosphere with the focal point being a rustic brick-built inglenook fireplace with cosy wood burning fire. A second lounge invites you to unwind and relax in style, with a feature fireplace and beamed ceiling, a lovely room that would be an ideal cinema room or maybe a playroom for the children. A dedicated bar room provides the perfect space for entertaining guests or enjoying a quiet evening at home but could also be utilised as a home office/study.

The undoubted highlight of this splendid home is the vast open-plan family dining kitchen and living area. This exceptional room forms part of an extension, measures over 40ft in length, and seamlessly combines functionality and style, offering a haven for culinary delights, casual family meals, and relaxed living. This kitchen itself has been hand finished in dove grey with custom cabinetry and integrated appliances that offer a streamlined and clutter-free aesthetic. A focal point is the impressive Stoves range oven, where culinary masterpieces are waiting to be created. The thoughtfully designed layout allows space for an American-style fridge, catering to all your cold storage needs. The Belfast sink unit adds a touch of traditional charm, while the Burchers Block wooden work surfaces provide a warm and inviting feel. The addition of black quartz worktops complements the cabinetry perfectly, adding a luxurious touch to the space. Porcelain flooring completes the ensemble, offering a durable and easy-to-maintain surface that radiates elegance.

The kitchen seamlessly transitions into an inviting living and dining area, where entertaining becomes a true pleasure. The bi-fold doors open to the garden, creating a seamless flow between indoors and outdoors, perfect for hosting gatherings. A breakfast bar becomes a versatile spot for quick meals or a casual coffee, while the living area provides a cosy retreat within the kitchen. Here, a brick-built fireplace takes centre stage, accompanied by a wood-burning stove-style fire, offering a warm and inviting atmosphere during colder months. The inclusion of roof lights floods the room with natural light, creating an airy and uplifting environment. The presence of beams adds character and a hint of rustic charm, bringing the whole space together in harmony.

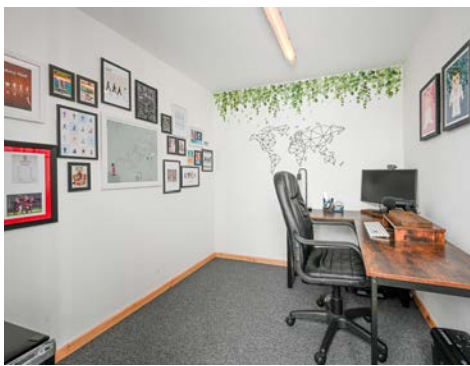
A dedicated utility room ensures practicality and convenience, while a downstairs we add an extra touch of functionality to the ground floor. Ascending to the first floor, you are greeted by a landing area, leading you to four generously proportioned bedrooms and a beautiful three-piece family bathroom. Three of the bedrooms feature en-suite facilities, offering a touch of elegance with beautiful sanitary ware and high-quality fittings. They also boast dressing rooms, providing ample space for personal storage and adding a sense of luxury to your daily routine. Throughout the property, you will find a perfect marriage of traditional and contemporary design elements all designed to create an atmosphere of sophistication and ease of maintenance, every corner of this elegant home exudes perfection, a world of luxury and comfort awaits!

The thoughtful design and meticulous attention to detail continues to the exterior space and perfectly complements the refined interior. As you approach, you will find a shared private drive leading to ample off-road parking, ensuring convenience for both residents and guests. The frontage of the property features a harmonious blend of well-kept lawns and paved areas, exuding an inviting and polished appearance. Indian stone paths and patios gracefully guide you from the side to the rear of the property, providing seamless transitions between different outdoor spaces. Step onto the composite decking area at the rear, where relaxation and enjoyment await. With the touch of a button, the remote awning provides shade on sunny days, ensuring that this space can be enjoyed year-round. A generously sized artificial lawn means ease of maintenance and for golf enthusiasts it features an integrated putting green, perfect for honing your skills and enjoying friendly competitions with guests. The garden is also fully enclosed ensuring privacy and security, there is also mature and carefully curated planting which adds a touch of natural beauty, creating a serene environment where colours, scents, and textures blend harmoniously. At the side of the property, a garage has been partially converted to provide valuable office space, allowing for a seamless blending of work and home life. Additionally, an electric car charging point is conveniently located, ensuring an eco-friendly and future-forward feature for discerning homeowners.

The property rests in a delightful rural position close to the pretty little village of Halsall, where quaint cottages, well-manicured gardens, and traditional architecture create an idyllic setting. Halsall showcases the essence of rural life while offering convenient access to nearby amenities and urban areas. One of the defining features of Halsall is its stunning natural surroundings, the breathtaking countryside, rolling hills, fields, and meandering lanes wind through Clieves Hill and on towards Ormskirk. Nature enthusiasts will delight in the abundant green spaces and scenic pathways, perfect for leisurely walks, cycling adventures, or simply taking in the soothing sights and sounds. The village itself boasts a sense of community that is second to none. Experience a warm welcome from the friendly locals, who embrace the spirit of neighbourly care and shared values. You'll find various community events and gatherings throughout the year, including the scarecrow festival during the summer months providing the perfect opportunity to connect with your fellow residents.

For those seeking convenience, nearby towns such as Ormskirk and Southport offer a wide range of amenities including shopping, restaurants, and entertainment options, all within easy reach. As are Liverpool and Manchester, so whether you're in search of big city excitement or small village charm, Halsall provides the ideal balance between the two. Education is also at the heart of the area, with reputable schools and educational institutions in close proximity, ensuring excellent opportunities for families and children including Scarisbrick Hall private school with its rich heritage and unwavering commitment to excellence, the school offers a truly exceptional educational experience.





KEY FEATURES

- Exceptional Country Home
- Four Bedrooms
- Four Bathrooms (Three being En-Suite)
- Circa 2616 Square Feet
- Impressive Open Plan Dining Kitchen & Living Area
- Beautiful Original Features
- Private Rear Garden
- Ample Off-Road Parking
- Delightful Rural Location
- Stunning Natural Surroundings



