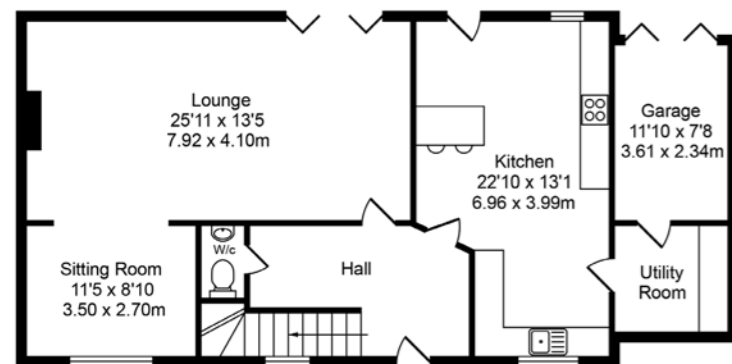




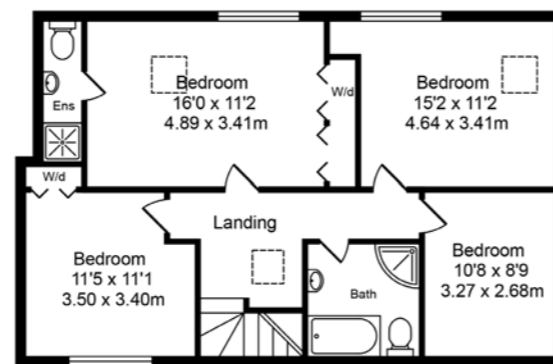
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1847 Sq.ft. (171.6 Sq.M.)

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



Ground Floor
 Approx. Floor Area 1048 Sq.Ft (97.4 Sq.M.)



First Floor
 Approx. Floor Area 799 Sq.Ft (74.2 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
 Term of Lease: 999 years
 Ground Rent: No Charge Payable
 Service Charge: £20 pcm
 Council Tax Band: F
 Details Prepared: 12/10/2023

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.



Arnold & Phillips are pleased to bring to market an opportunity to acquire this beautifully renovated four-bedroom semi-detached barn conversion, residing within the coveted Halsall Manor Court in Halsall, West Lanes.

Residing within a private gated community, this impressive property is ideally positioned within the rural Halsall Village, with a host of local amenities and independent retailers positioned nearby. Good transport and commuter links are provided, whilst several highly regarded primary and secondary schools reside nearby, making this property ideal for working professionals and families alike.

Approached via the private electric security gates, off-road parking is provided for an abundance of vehicles. Access is granted via the main front entrance, with one received into a spacious and naturally lit entrance hallway. The left side of the property enjoys a front sitting room which extends through and round into a generously proportioned main living room. Flooded in natural light via dual aspect windows and modern patio doors, this contemporary living room is centred around an exposed brick fireplace surround, with overhead timber beams adding to the rustic country charm this modern property exudes.

The right side of the property houses a fully fitted modern dining kitchen which boasts an array of wall, base and tower units, finished in a walnut design and providing a wealth of integrated appliances and premium work-surfaces an breakfast bar. This impressive kitchen space extends through to an ample dining area and further round into an adjoining utility room with rear integrated garage.

The first floor enjoys four well-proportioned family bedrooms, all of which are double in size and are decorated to a high level, enjoying a pleasant outlook over the surrounding area. A selection of integrated wardrobes and storage facilities are provided, with the main bedroom also benefiting from tiled en-suite bathroom facilities. The main family bathroom also resides to this floor and enjoys bath, separate shower, WC and vanity wash hand basin main finished in a stylish tiled design.

Externally the rear of the property enjoys a particularly large garden which has been beautifully landscaped and provides a large centrally turfed lawn, bordered by a combination of timber fencing and red brick walls, with a selection of trees, shrubs and plants complementing this established outside space. A large patio terrace extends around the rear exterior of the property and provides the ideal place in which to entertain and dine al-fresco. Extending to a generous 1,847 square feet and enjoying gas central heating, double glazing and a highly sought after village location, internal inspection is highly advised to fully appreciate all on offer within this contemporary country barn conversion.





KEY FEATURES

- Semi-Detached Barn Conversion
- Four Bedrooms
- Circa 1847 Square Feet
- Modern Dining Kitchen
- Large Beautifully Landscaped Rear Garden
- Off-Road Parking
- Private Electric Security Gates





