



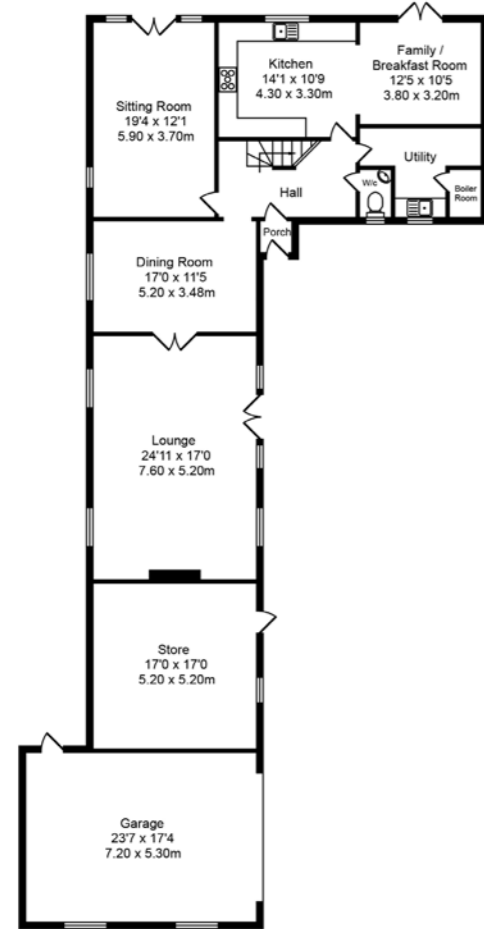
Ormskirk: 01695 570102
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 Chorley: 01257 241173

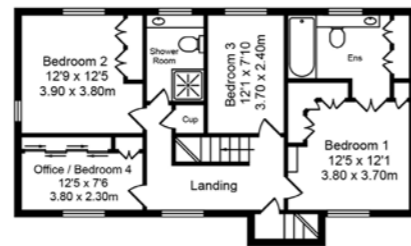
ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 2933 Sq.ft. (272.5 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 2119 Sq.Ft (196.9 Sq.M.)



First Floor
 Approx. Floor Area 814 Sq.Ft (75.6 Sq.M.)



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

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.



THE LUXURY PROPERTY SPECIALISTS

North Moor Lane, Halsall
 Asking Price £625,000



This stunning semi-detached barn conversion is located in a picturesque courtyard setting in a private spot in the heart of beautiful West Lancashire countryside. The home has been meticulously presented to the highest standards by our clients, who have made considerable improvements during their attentive tenure, including changes to the well-designed layout, the tasteful decor and the updated kitchen which all combine to enhance and embrace the warmth and character of the home.

Spanning to 2933 Sq Ft, the accommodation offers a seamless flow throughout. The entrance hallway leads to a cloakroom/wc, a spacious lounge, sitting room, dining room, and a large open plan family dining kitchen. There is also a utility room, four bedrooms (including a master bedroom with an en-suite), and a family bathroom. Externally, the property offers extensive forecourt parking and well-maintained gardens. There is also a large outhouse/workshop and a double garage, providing ample storage space. The home is centrally heated and double glazed, ensuring comfort and energy efficiency.

The welcoming reception hallway flows through to the sitting room which features a cosy LPG burning stove and French doors that lead out into the private rear gardens. The dining room is perfect for formal gatherings and connects to the main lounge through double doors. The 25' lounge boasts dual aspects, allowing for an abundance of natural light, and features a beautiful fireplace.

The exquisite kitchen seamlessly flows into a dining area, which also has French doors opening to the garden, creating a delightful family space. The kitchen itself is adorned with bespoke fitted wall and base units, offering ample workspace and top-of-the-line integrated appliances. Completing the ground floor living spaces are a practical utility room and a convenient cloaks room.

Upstairs, the private spaces consist of four charming bedrooms and a bathroom. The master bedroom is equipped with fitted bedroom furniture and features a modern en-suite with a white three-piece suite, including a low flush wc, vanity wash hand basin, and a panelled bath with a shower over. The remaining three bedrooms are all generously sized and serviced by stylish three-piece family shower room which has also recently been updated and finished to a very high standard.

Externally, the property provides a tranquil and secluded atmosphere, tucked away in a small hamlet of former barns. The landscaped rear gardens are spacious and predominantly laid to lawn with well-maintained borders and Indian stone patios for outdoor dining and entertaining. A large cobbled driveway leads to the workshop/outhouse and garage, offering ample parking space.

This fabulous home enjoys a sense of privacy and tranquillity, while still being conveniently located just a short drive from Ormskirk town centre, known for its variety of shops and trendy wine bars, as well as its bustling market. The nearby town of Southport and the easy access to the M58 motorway make this an ideal location for commuters, with major cities and commercial centres within easy reach.





KEY FEATURES

- Stunning Semi-Detached Barn Conversion
- Four Charming Bedrooms
- Circa 2933 Square Feet
- Bespoke Fitted Family Dining Kitchen
- Three Reception Rooms
- Spacious Landscaped Rear Gardens
- Large Cobbled Driveway
- Workshop/Outhouse & Garage
- Picturesque Location











