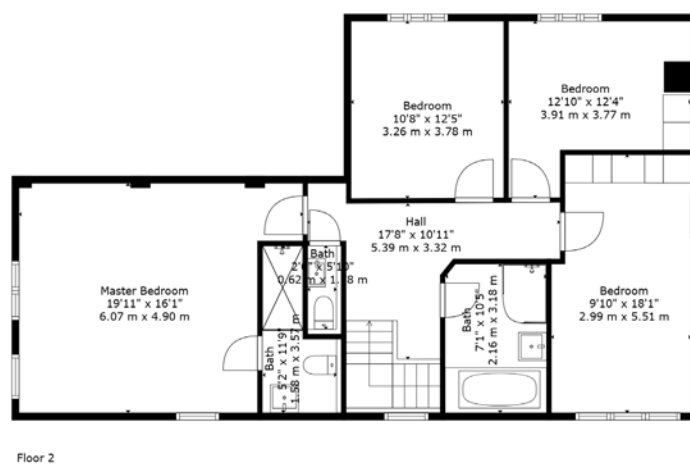
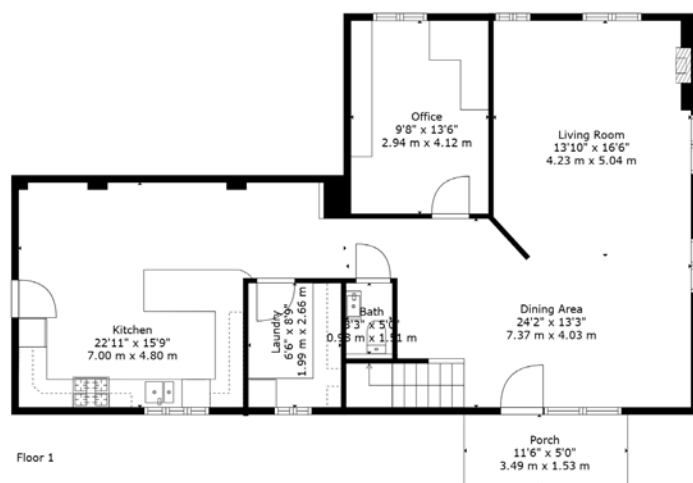




Ormskirk: 01695 570102  
Southport: 01704 778668

Parbold: 01257 442789  
Chorley: 01257 241173  
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**TOTAL: 2041 sq. ft, 190 m2**  
FLOOR 1: 1013 sq. ft, 94 m2, FLOOR 2: 1028 sq. ft, 96 m2  
EXCLUDED AREAS: PORCH: 58 sq. ft, 5 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

Tenure: We are advised by our client that the property is Leasehold.  
Term of Lease: 999 years from 29/9/2001. Rent: Peppercorn.  
Council Tax Band: F

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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](http://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



THE LUXURY PROPERTY SPECIALISTS

Halsall Manor Court, Halsall  
Offers In Excess Of £440,000

A&P



Arnold & Phillips are pleased to present an opportunity to acquire this exquisite four-bedroom semi-detached barn conversion, nestled within the prestigious Halsall Manor Court development in Halsall, West Lincs.

This stunning residence offers a perfect blend of rustic charm and modern convenience, ideally positioned close to local amenities, reputable schools, and excellent transport and commuter links.

Accessed via a secure electric gate, the property provides private off-road parking for multiple vehicles. The ground floor features two spacious reception rooms, with the main living room bathed in natural light from triple aspect windows, creating a warm and inviting atmosphere. This room flows seamlessly into a well-proportioned dining area and further into the fitted dining kitchen, which boasts an array of timber units, premium contrasting granite work surfaces, breakfast bars, and a host of integrated appliances. A cosy snug/office completes the ground floor, offering a versatile space for relaxation or work.

The first floor accommodates four neutrally decorated double bedrooms, each with delightful views of the surrounding area. The main bedroom benefits from a luxurious tiled en-suite bathroom. The family bathroom is equally well-appointed, featuring a separate bath, WC, vanity wash hand basin, and shower, all finished with stylish tiling.

Externally, the property enjoys a serene and private garden, predominantly laid to lawn and bordered by established trees, plants, and shrubs. A generous patio terrace provides the perfect setting for outdoor gatherings, perfectly balancing internal and external living accommodation.

Extending to comfortably over 2,000 square feet and providing gas central heating and double glazing, this compelling property is also offered with no onward chain and vacant possession. Internal inspection is highly advised to fully appreciate all on offer within.







KEY FEATURES

EXQUISITE SEMI DETACHED  
BARN CONVERSION

FOUR BEDROOMS  
(MASTER WITH EN-SUITE)

IN EXCESS OF 2000 SQ FT

TWO SPACIOUS RECEPTION  
ROOMS & STUDY/SNUG

MODERN FITTED  
DINING KITCHEN

PRIVATE WELL ESTABLISHED  
GARDEN

OFF ROAD PARKING FOR  
MULTIPLE VEHICLES &  
SINGLE GARAGE





