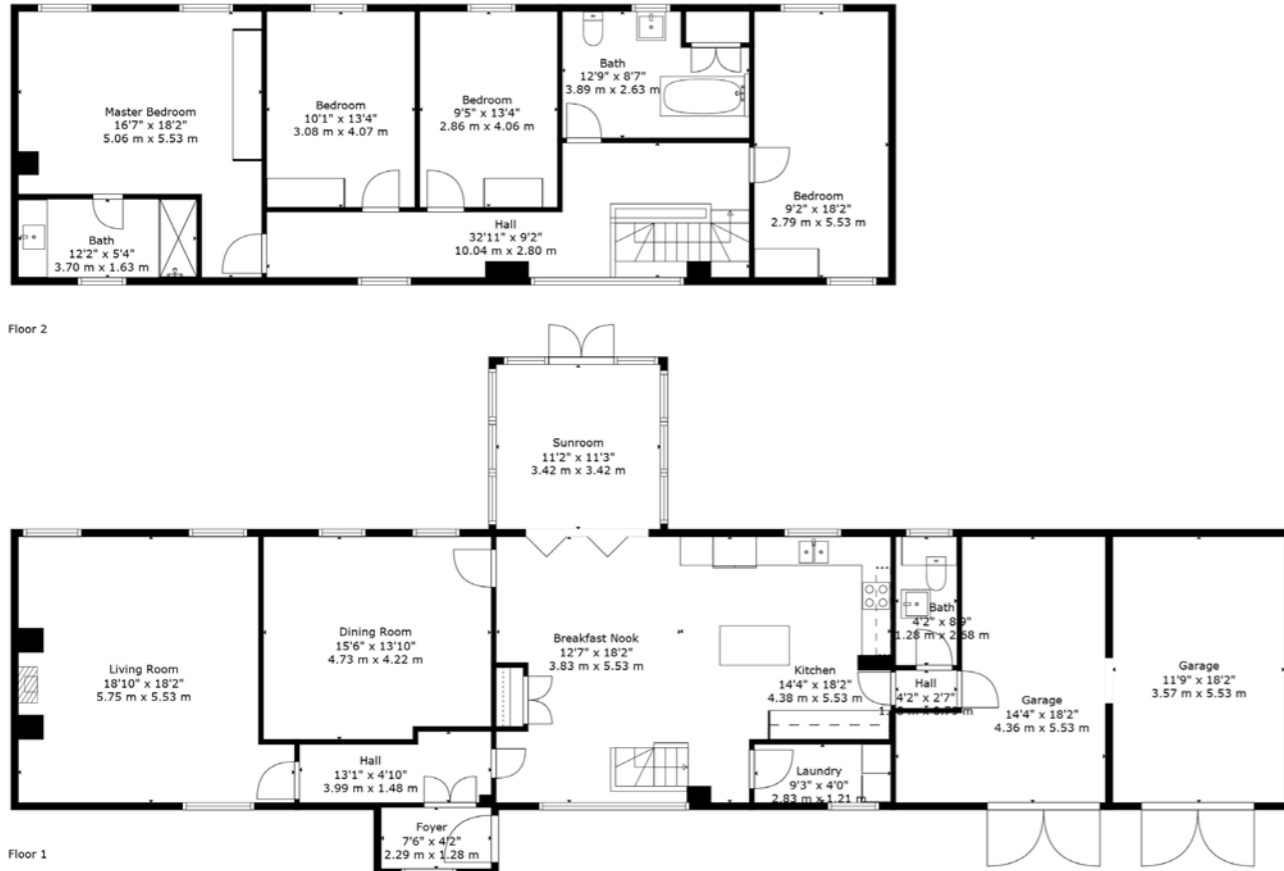




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com



TOTAL: 2376 sq. ft, 221 m2
 FLOOR 1: 1299 sq. ft, 121 m2, FLOOR 2: 1077 sq. ft, 100 m2
 EXCLUDED AREAS: GARAGE: 418 sq. ft, 39 m2

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



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

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 delighted to present an exciting opportunity to acquire this fully renovated four-bedroom detached barn conversion, situated on a generous plot along the covered Halsall Lane in Halsall, West Lancashire. Ideally positioned, 'Meadowbank Barn' offers the tranquility of countryside living while remaining close to a range of local amenities and excellent transport and commuter links.

Approached via a private driveway, this impressive property provides abundant off-road parking and includes a two-car attached garage. The ground floor has been finished to exacting standards and features three spacious, beautifully appointed reception rooms, all flooded with natural light through dual-aspect windows and decorated in neutral tones. At the heart of the home lies a stunning fully fitted farmhouse-style kitchen, boasting an array of wall, base, and tower units finished in a premium shaker design. This kitchen is equipped with high-end integrated appliances, a Aga Falcon cooker, and premium solid block wood surfaces. An adjoining laundry and utility area add functionality, while the kitchen extends into an ample dining/living area, creating a central hub for modern living.

The first floor is thoughtfully designed to maximize natural light and features four large double bedrooms, each decorated to a high standard with an assortment of fitted wardrobes and storage facilities. The main bedroom suite boasts generous proportions, fitted wardrobes, and a lavish en-suite bathroom with a vanity wash hand basin, WC, and walk-in double shower. The luxury main family bathroom serves the remaining bedrooms and includes a freestanding bath, WC and vanity wash hand basin.

Externally, Meadowbank Barn enjoys panoramic vistas of the surrounding countryside, offering a serene retreat. Wrap-around gardens encompass the property, featuring rolling turfed lawns bordered by established trees, plants, and shrubs. An ample patio terrace provides the perfect space for outdoor gatherings and entertaining. This well-established country garden boasts a dedicated allotment, contributing to the semi-rural lifestyle that this compelling property affords.

Approaching 3,000 square feet and finished to a beautiful standard, this property will appeal to discerning buyers seeking to combine contemporary convenience with traditional charm and character. Internal inspection is highly advised to fully appreciate all that is on offer within.





KEY FEATURES

Fully Renovated Detached Barn Conversion

Four Bedrooms

Circa 2376 Square Feet

Stunning Farmhouse-Style Kitchen

Three Reception Rooms

Established Wrap-Around Gardens

Panoramic Vistas of Surrounding Countryside

Driveway Parking

Two-Car Attached Garage











