

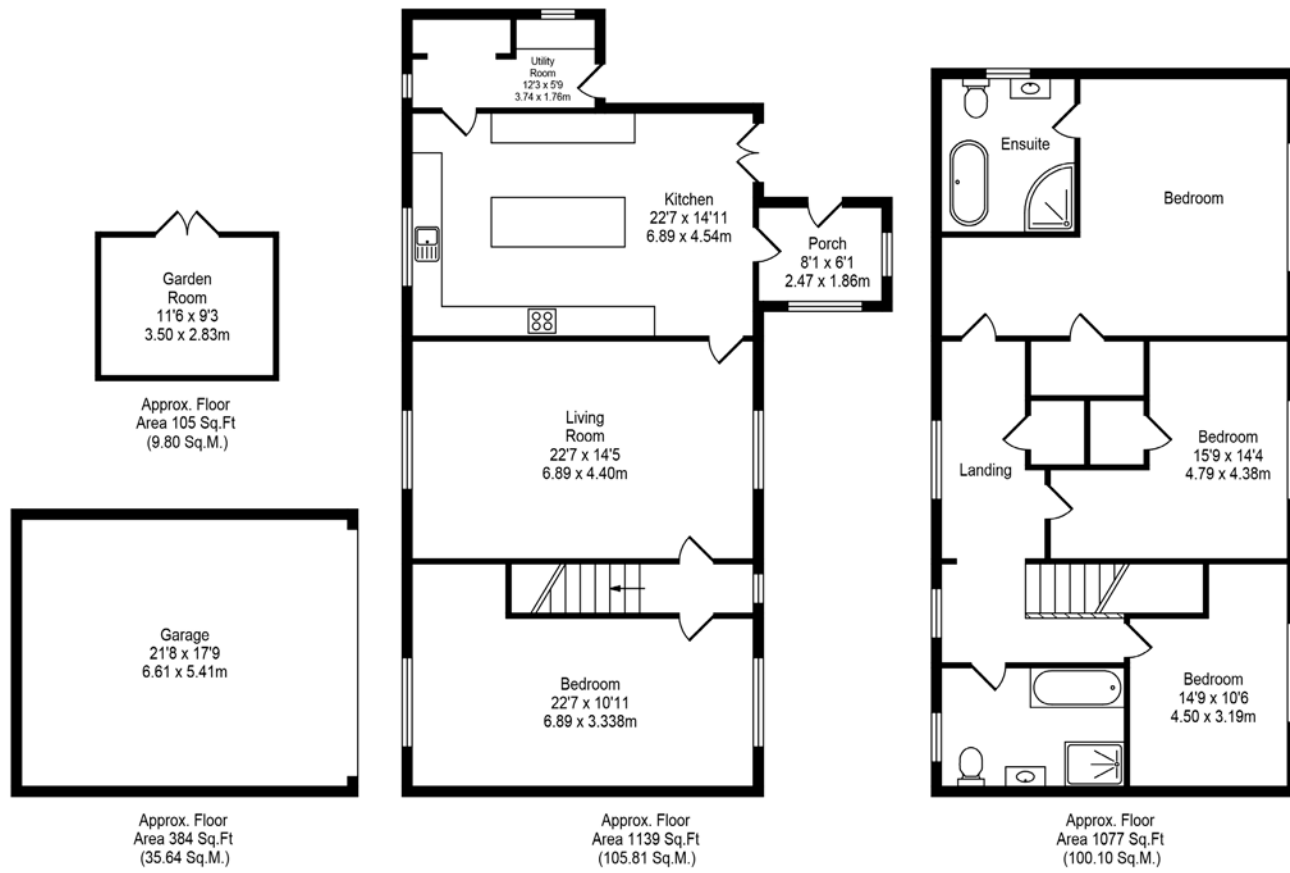


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 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 2706 Sq.ft. (251.35 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: 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](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 inferred that any item shown is included in the sale. All dimensions are approximate.





Arnold & Phillips are delighted to present this prestigious three/four-bedroom semi-detached farm/barn conversion, situated on the idyllic Plex Moss Lane in Halsall, West Lancs. This impressive property, lovingly extended by its current owners, offers a unique blend of traditional character and contemporary living. Nestled within a generous plot and accessed via a picturesque tree-lined driveway, the home offers multiple parking spaces and a detached double garage. Boasting over 2,700 square feet of living space, the property's appeal lies not only in its substantial proportions but also in its breath-taking countryside vistas and tranquil rural setting. Local amenities, highly regarded schools, and excellent transport links are all within easy reach, making this a truly desirable location.

Halsall is a charming village known for its close-knit community, beautiful landscapes, and convenient access to nearby towns such as Ormskirk and Southport. The area offers the perfect balance of rural living and modern convenience. For commuters, easy access to main road networks and nearby train stations provide direct routes to Liverpool, Preston, and beyond. The village itself is rich in history, with Halsall Church and scenic walks along the Leeds-Liverpool canal, making it a sought-after location for those seeking both a peaceful lifestyle and connectivity.

The approach to the property is truly inviting, with an attractive driveway leading to the charming farmhouse façade. The exterior features well-maintained gardens with a blend of manicured lawns, mature trees, and established shrubs that provide both beauty and privacy. The detached double garage offers versatile storage options or workshop space, while the overall curb appeal is heightened by the expansive front garden and the uninterrupted countryside views.

Stepping inside, you are welcomed by a spacious and light-filled living room, centrally positioned and benefiting from dual-aspect windows that flood the space with natural light. The fitted kitchen is both stylish and functional, equipped with an array of wall, base, and tower units complemented by contemporary premium work surfaces. The central feature island provides a focal point for the room, alongside a generous dining area ideal for family meals and entertaining. A convenient utility room and front entrance porch add practicality to this charming home. The second reception room, currently utilised as a bedroom, offers flexibility and could easily be repurposed as a dedicated sitting room or home office if desired.

The first floor accommodates three well-proportioned double bedrooms, each neutrally decorated and offering tranquil views of the surrounding landscape. The primary bedroom is particularly impressive, featuring a lavish en-suite bathroom complete with a corner shower, bath, WC, and vanity wash hand basin. The property is further enhanced by a spacious family bathroom, equipped with all the modern conveniences expected in a home of this calibre, ensuring comfort and luxury throughout.

The extensive outdoor space is a key highlight, featuring beautifully established gardens with rolling lawns, mature trees, and vibrant plantings that provide both privacy and a scenic backdrop. The addition of a summer house offers the perfect retreat for relaxation or could be used as a home office or studio. A large patio terrace wraps around the rear of the property, creating an ideal spot for al fresco dining and outdoor gatherings. With potential for further development and customization, this property offers endless possibilities to enhance and personalise the space.

'Park House Farm' is an exceptional home that combines countryside charm with modern living, making it an ideal choice for those seeking space, tranquillity, and the convenience of nearby amenities. We highly recommend an internal inspection to fully appreciate the grandeur, privacy, and stunning views this property has to offer.







#### KEY FEATURES

Semi-Detached Barn Conversion

Three/Four Bedrooms

Circa 2706 Square Feet

Premium Fitted Kitchen

Beautifully Established Garden

Generous Plot

Uninterrupted Countryside Views

Driveway Parking

Detached Double Garage









