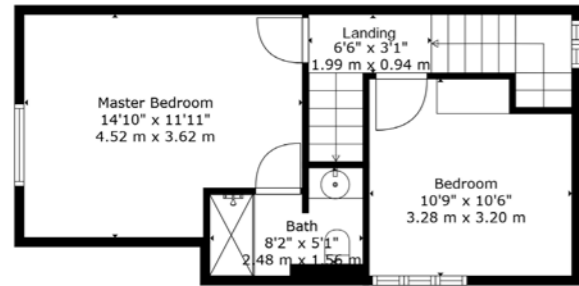


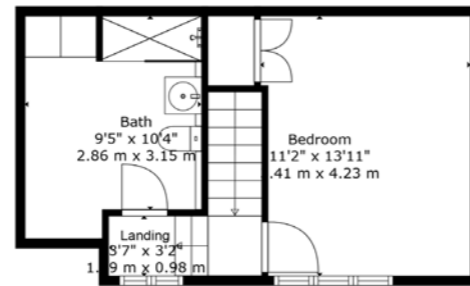


Ormskirk: 01695 570102  
 Southport: 01704 778668  
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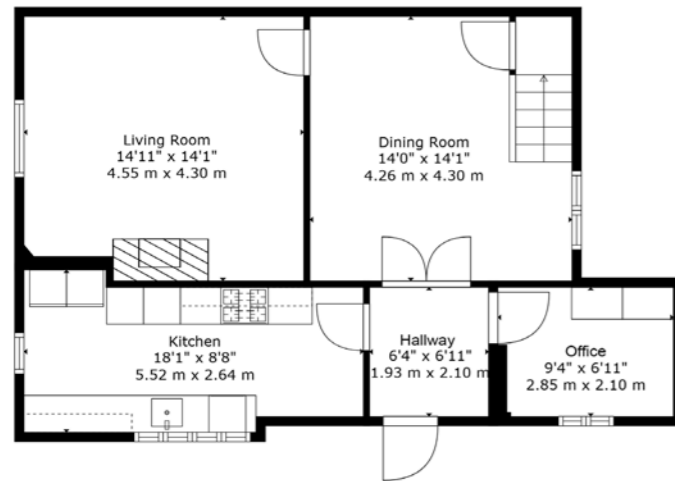
Parbold: 01257 442789  
 Chorley: 01257 241173



Floor 2



Floor 3



Floor 1

**TOTAL: 1261 sq. ft, 117 m2**  
 Ground: 672 sq. ft, 62 m2, FLOOR 2: 388 sq. ft, 36 m2, FLOOR 3: 201 sq. ft, 19 m2  
 EXCLUDED AREAS: LOW CEILING: 120 sq. ft, 11 m2



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 exquisitely updated three-bedroom semi-detached Grade II listed family home, nestled along the highly sought-after Summerwood Lane in Halsall. Set back from the road in a picturesque location, this enchanting property, once the village Post Office, boasts a rich history and has been lovingly restored to the highest standards, combining modern comforts with charming period features.

The property exudes a cosy country cottage feel, perfect for those who appreciate rural chic and the tranquility of village life. With its stunning character and thoughtful renovation, this home is a true testament to the craftsmanship that has gone into preserving its unique history.

Spanning over 1,260 square feet, the accommodation unfolds across three inviting levels, offering a harmonious blend of traditional charm and contemporary living. The welcoming reception hallway, adorned with wooden flooring, sets the tone for the warm and inviting atmosphere that permeates the home.

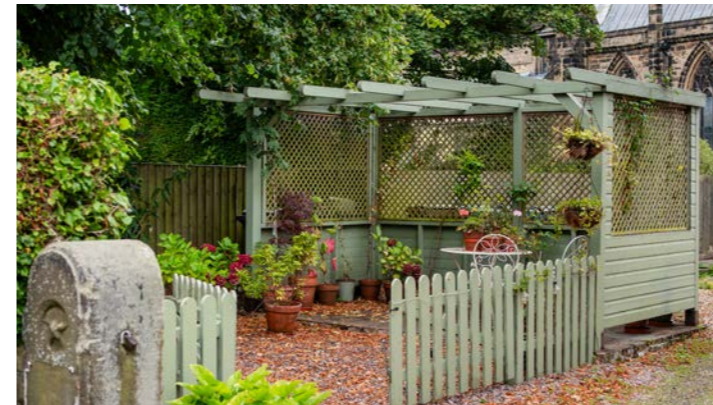
The updated kitchen is a chef's dream, featuring ample workspace, abundant storage, and a ceramic sink unit, all complemented by pristine tiling. High-quality integrated appliances, including a dishwasher, a five-ring gas hob with an extractor fan, and an integral double oven with grill, ensure that this space is as functional as it is beautiful. Also on the ground floor you will find a home office adorned with elegant wood paneling, providing a peaceful retreat for work or study. The formal dining room, with its striking beamed ceiling and feature glazed window, offers an ideal setting for family gatherings and entertaining. The relaxing lounge is a highlight of the home, featuring a picture rail with shelving, a charming fire surround with a cosy stove-style fire, and a feature window that frames delightful views over Halsall Church.

On the first floor, the landing leads to a generously sized master bedroom, complete with an updated three-piece en-suite finished in classic white and stylish complementary tiling. A further double bedroom on this level adds to the appeal, while the second floor features a split-level landing leading to a spacious double bedroom and a separate family bathroom, which includes a modern three-piece suite with a walk-in glass screen shower.

Externally there's a patio area for outdoor dining, designated parking area and shared access over the driveway to the rear add to the convenience of this charming home.

Halsall is a picturesque village located in the heart of West Lancashire, known for its charming rural landscape and strong sense of community. Nestled amidst lush greenery and rolling countryside, Halsall offers residents a tranquil escape from the hustle and bustle of urban life, making it an ideal location for families and nature enthusiasts alike. The village boasts a rich history, evident in its beautiful architecture and historical landmarks, including the stunning St. Cuthbert's Church, which dates back to the 12th century. Halsall has retained much of its traditional character, featuring quaint cottages and scenic views that evoke a sense of timeless charm. The village is also well-connected to nearby towns, providing convenient access to a wider array of services and recreational facilities. Regular public transport links make commuting to surrounding areas straightforward. Whether you're drawn to its historic charm, scenic landscapes, or friendly community, Halsall offers a unique and inviting environment for all.

No expense has been spared in crafting this beautiful cottage, where history and character harmoniously blend with modern updates and a sublime location. Given the rarity of such a distinctive property coming to market, we highly recommend an internal inspection to fully appreciate the exquisite charm and character that the home has to offer.





#### KEY FEATURES

Grade II Listed Semi Detached Home

Three Bedrooms with Ensuite to Master

Circa 1261 Square Feet

Two Reception Rooms

Country Style Kitchen

Parking

Pretty Patio Area

Picturesque Village Location



