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THE LUXURY PROPERTY SPECIALISTS

Green Kettle Farm, Plumpton Lane, Halsall
 Asking Price £1,300,000



Surrounded by open farmland with wonderful open vistas 'Green Kettle Farm' is luxurious, elegant and stylish. Warm and welcoming, this charming period home has been sublimely finished to offer every 21st Century comfort but at heart stays true to its agricultural heritage.

Dating back several hundred years, the property is believed to be a former hunting lodge and originally part of Lord Scarisbrick's estate. It's an exceptionally pretty home hidden away amongst ten acres of pasture land with beautiful gardens and an array of fantastic equestrian facilities. Sometimes, all you want is to get back to nature and if you are looking for peace, quiet and tranquillity then this fabulous home provides it in abundance in what is truly an area of outstanding natural beauty.

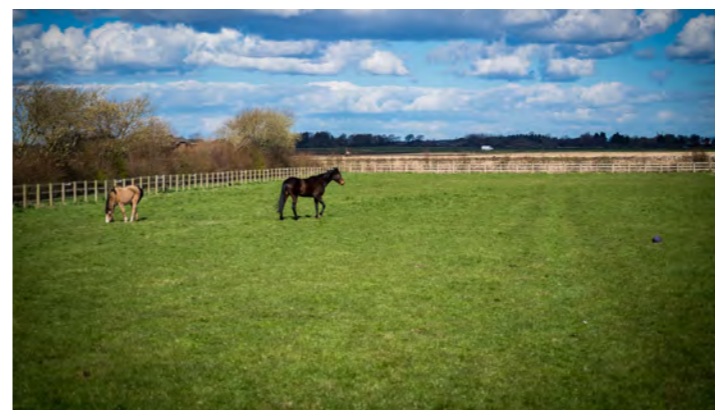
The main house covers over 2580 square feet with a separate detached barn providing a further 1707 square feet of ancillary space and accommodation which makes it an ideal property for co-dependent living or anyone looking to work from home. Additional buildings on site provide storage and stables and the full extent of the property including the equestrian facilities extends to over 10,000 square feet.

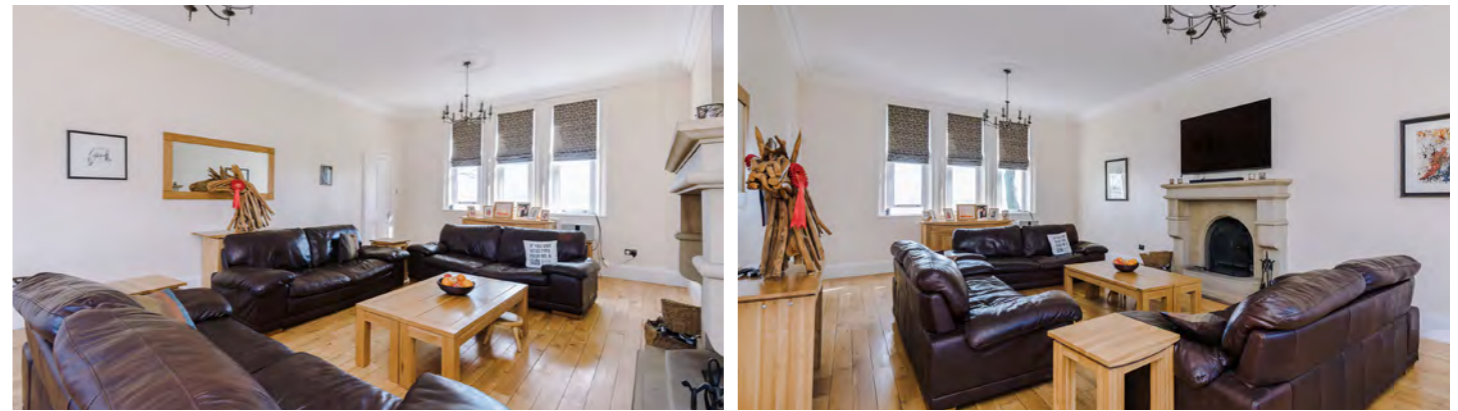
We love the atmosphere of this beautiful home as well as all of the tastefully decorated rooms. There's a quiet elegance to the interior which fits perfectly with its architectural style and internal inspection certainly won't disappoint. Brief highlights include an entrance hallway, sitting room, study, a fabulous lounge with a stone fireplace and open fire. There is also a practical utility room, and a handy downstairs cloakroom room. The farmhouse breakfast kitchen is the real heart of the home with its bespoke hand-crafted units, large centre island, granite tops, range oven, integrated appliances and French doors out onto the patio. On the first floor there are three fabulous bedrooms, and a lavish five-piece family bathroom with feature stand-alone bath. The second floor provides two further bedrooms and a quality three-piece shower room.

The newly converted barn, completed by the current owners to a very high standard has been created with care and attention to detail to provide magnificent ancillary space. The beautiful entrance with its high vaulted ceiling and huge wall of glass is open to the kitchen and a lounge combining to create outstanding living space that takes full advantage of the amazing views over the surrounding farmland. There is also a handy shower room on the ground floor whilst to first floor there are three excellent bedrooms and a family bathroom. The master bedroom is simply breath taking with bi folding doors that open out on to a first-floor balcony.

The property is approached via a quiet country lane that leads to a gated plot with a cobbled courtyard and extensive parking. The formal gardens extend to around a quarter of an acre in total and surround the house to include York stone patio areas that are just perfect for entertaining. The largest outbuilding is an open plan barn which has been separated into ten stables, with an additional storage area. This barn has a water supply with automatic water troughs, rubber matting and houses an equine solarium. The additional outbuildings provide a separate feed room, tack room, workshop, and Dutch barn (with WC and wash hand basin). The equestrian facilities continue with ten acres of land to include three post and rail paddocks, an external walking track, jump paddock and a separate menage which measures 42m x 22m and comprises of rubber and sand.

We've fallen in love with this quintessential country Farmhouse and we're sure you will too, with its exquisite architecture and tasteful interior, there's beauty both inside and out as you admire the open views that stretch as far as the eye can see. Combined with its very special setting, 'Green Kettle Farm' is one of the best examples in terms of character and quintessential country lifestyle we have introduced to the market in West Lancashire.





KEY FEATURES

CHARMING PERIOD HOME

SET AMONGST APPROXIMATELY 10 ACRES

CIRCA 2580 SQUARE FEET

BEAUTIFULLY FINISHED THROUGHOUT

FIVE BEDROOMS

SEPARATE DETACHED THREE BEDROOM BARN PROVIDING AN ADDITIONAL 1707 SQ FT OF ANCILLARY SPACE

FANTASTIC EQUESTRIAN FACILITIES INCLUDING STABLES, FEED ROOM, TACK ROOM, JUMP PADDOCK AND SEPARATE MENAGE

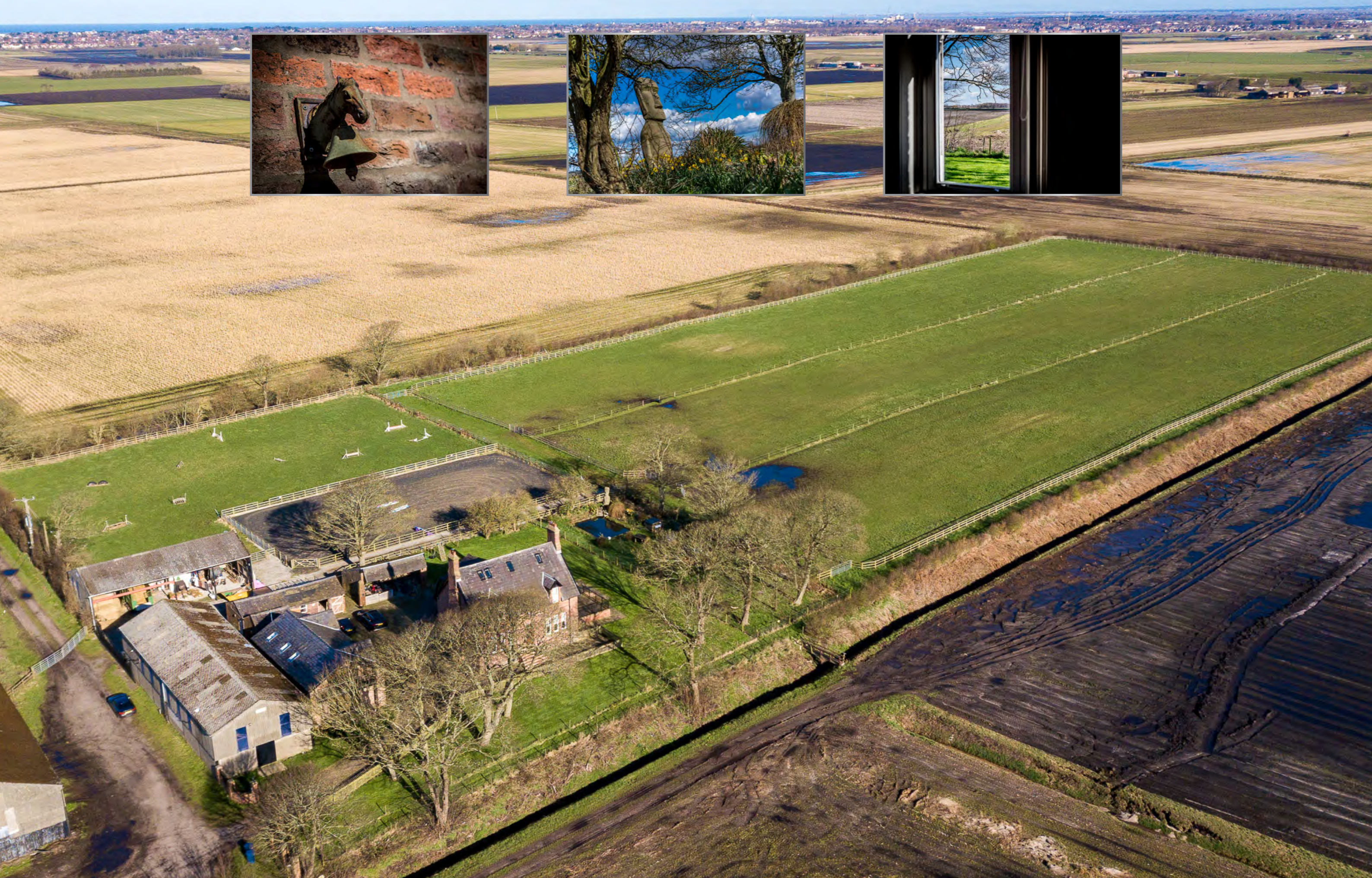
FURTHER OUTBUILDINGS INCLUDING WORKSHOP & DUTCH BARN











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