



LUXURY

PLEX BROW FARM

PLEX MOSS LANE,
HALSALL, L39 8ST



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TOTAL APPROX. FLOOR AREA: 5,100 SQ FT + STUDIO 728 SQ FT

THIS IS NOT ANOTHER
BARN CONVERSION.
BUILT FROM THE
GROUND UP IN 2009,
IT COMBINES THE
PRESENCE OF A
SUBSTANTIAL COUNTRY
HOME WITH ADVANCED
TECHNOLOGY, ENERGY-
CONSCIOUS SYSTEMS
AND APPROXIMATELY
2 ACRES OF PRIVATE
GROUNDS.



SCAN TO
VIEW OUR
VIDEO TOUR.

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THE PROPERTY

Plex Brow Farm occupies a private rural plot of just under 2 acres. Its traditional barn-inspired exterior is complemented by substantial interiors, a bespoke kitchen, several reception rooms, five bedrooms and a detached studio/annexe that the current owners use as a short-term rental.

The home's specification extends well beyond its interiors. Control4 automation manages lighting, heating, security, entertainment and communications, while ground-source heating, solar panels and rainwater harvesting support a more considered approach to energy use. Landscaped gardens, outbuildings and the studio accommodation complete a property built for family and country life, entertaining and working from home.

DISTANCES

- AINSDALE: 12 MINS
- ORMSKIRK / SOUTHPORT: 15 MINS
- NEAREST TRAIN STATION: 12 MINS
- CRICKET GROUND & BAKEHOUSE: 7 MINS
- THE SHIP INN: 7 MINS
- THE SARACENS HEAD: 8 MINS
- SCARISBRICK MARINA: 12 MINS
- HURLSTON HALL GOLF & LEISURE CLUB: 15 MINS
- LIVERPOOL CITY CENTRE: 45 MINS
- M58/M57: 20 MINS
- M6: 28 MINS



ACCOMMODATION IN BRIEF

- Entrance hall
- Formal lounge
- Cinema/family room
- Dining room
- Open-plan kitchen with dining
- Separate utility room
- Study
- Primary suite with dressing room & ensuite
- 4 Further bedrooms (2 with ensuite & dressing rooms)
- Large family bathroom
- Basement with wine cellar & WC

STUDIO/ANNEXE

- Open-plan living, dining/kitchen/Julianne balcony
- Separate WC
- Bedroom with balcony terrace
- Ensuite shower room

OUTSIDE

- Approx. 2-acre plot
- Remote gated entrance with intercom
- Remote pedestrian gated entrance
- Expansive block-paved frontage
- Ample parking
- South-facing rear
- Extensive paved terraces and gardens
- Children's soft-play area
- ALTEX greenhouse with water supply, heating & lighting
- 4 Stables/storage/parking bays (positioned under the studio)
- Detached kennels with heating & lighting





GROUND FLOOR

The main entrance opens into a substantial reception hall where the quality of the build is immediately apparent. Natural slate flooring, exposed brickwork, heavy oak timbers and a solid oak staircase give the space the character associated with a traditional country property, while the double-height void and galleried landing above add an impressive sense of openness. A wood-burning fireplace brings atmosphere to the entrance, complemented by underfloor heating supplied through the home's ground-source system.

From the hall, the ground floor divides naturally between everyday living, formal entertaining and quieter rooms for work or relaxation. The study sits off the entrance and is fitted with extensive cabinetry and shelving, providing a dedicated home office that feels integrated into the house rather than adapted from another room. A conveniently placed, stylish cloakroom/WC is positioned just off the hallway and is well placed for all rooms on this level.

Beyond the central hall, a generous reception lounge has been arranged as a cinema room, featuring Dolby 7.1 surround sound with integrated speakers, HD projection and a large inset flat-screen television. Custom-built under-counter refrigeration completes this relaxed setting for film nights and major sporting events. The adjoining formal lounge is well suited to larger gatherings, with exposed structural timbers, warm oak flooring, a log-burning fireplace and French doors opening onto the grounds.

The kitchen is a substantial, purposefully arranged room made for people who genuinely enjoy cooking. Solid oak cabinetry, dark granite worktops, dual Belfast sinks and slate flooring sit beneath the exposed oak frame, giving the room a quality and permanence that suits the character of the house. At its centre is a dedicated working island, incorporating an under-counter sink, a wide Wolf gas range with two ovens, extensive preparation surfaces, a solid butcher's block and a large overhead extractor. Further integrated ovens, warming drawers, Sub-Zero refrigeration, temperature-controlled wine storage and an ice maker provide the capacity needed for both everyday family use and entertaining larger numbers.



Alongside the working island is a second, oversized dining island with seating for up to ten. This changes how the kitchen is used: breakfast before school, informal evening meals, coffee with friends or guests sitting comfortably with a drink while food is prepared nearby. An inset television is positioned directly opposite, while integrated lighting beneath the seating adds atmosphere in the evening. Rather than separating the cook from everyone else, the two-island arrangement keeps cooking, conversation and dining connected while giving each activity its own clearly defined space.

Windows and glazed doors bring natural light across the slate floors and connect the kitchen directly with the rear terraces. For more formal occasions, a separate dining room with solid oak floors provides an alternative setting away from the everyday activity of the kitchen. Its generous dimensions accommodate a substantial table and accompanying furniture, with bespoke display cabinetry and integrated lighting creating a more composed feel for dinners, celebrations and larger get-togethers.

The practical areas have been given the same consideration as the main rooms. A well-equipped utility room sits alongside the kitchen and has direct external access, extensive storage, two integrated dishwashers, space for laundry appliances and a dual Belfast sink. A separate plant room houses the systems supporting the home, keeping the technical infrastructure organised and away from the main accommodation.

Throughout this floor, solid oak joinery, natural materials and solid finishes reinforce the standard to which the house was built. Individually zoned underfloor heating in each room, intelligent controls for lighting, heating and security, internal and external audio, and the ground-source system bring a more energy-conscious approach to a home of this size, while the numerous garden connections make the private rural surroundings part of everyday life.













FIRST FLOOR

The solid oak staircase rises to a galleried landing overlooking the reception hall, where exposed brickwork, oak flooring and substantial timber joinery continue the character established below. From here, a long corridor runs the length of the bedroom accommodation, finished with solid oak doors, deep oak skirting boards and discreet low-level lighting that provides a soft guide through the floor after dark.

The individual primary suite is particularly generous, providing ample space for a super-king bed, relaxed seating and additional furniture without the room feeling crowded. A vaulted ceiling with exposed king-post oak trusses brings warmth and structure overhead, while windows draw in natural light and frame the surrounding rural outlook. A private walk-in dressing room provides extensive fitted storage, complemented by a spacious ensuite with twin basins, a bath and separate walk-in shower, all finished in neutral, stone-toned tiling.

Two further double bedrooms each benefit from their own walk-in wardrobe and ensuite shower room, giving family members or regular guests a genuine sense of independence. The bedrooms are comfortably sized, softly carpeted and finished with the same solid oak joinery seen throughout the house. Their ensuites feature full-height tiling, glazed showers and contemporary sanitaryware.

Bedrooms four and five provide further flexibility for children, guests, hobbies or an additional home office. One is distinguished by a circular window that suits the barn-style architecture and brings an individual character to the room. These bedrooms are served by the family bathroom, which includes a bath and separate shower within a fully tiled interior.

There is a consistency to the entire floor that reflects the standard of the original build. Solid oak doors and detailing, exposed structural timbers, quality carpeting and carefully finished bathrooms give every room substance, while the combination of generous bedrooms, private bathing facilities and extensive storage makes the layout particularly well suited to family life and visiting guests.





LOWER GROUND FLOOR

A staircase from the kitchen descends to the lower ground floor, providing direct internal access to the basement. This level also includes a WC and a dedicated wine cellar, offering useful additional storage within easy reach of the main living accommodation.

THE STUDIO

Positioned above the versatile space of four stables, storage or garage bays, The Studio is a fully self-contained one-bedroom apartment, reached by its own external staircase. Its independent access and separation from the main house make it particularly well suited to holiday or short-term letting, while also providing excellent accommodation for visiting family or extended stays. It is serviced by independent utilities including an air-source heat pump for underfloor heating and hot water.

At its centre is an open-plan living and dining area beneath a vaulted ceiling with exposed oak beams. Oak flooring continues through the main rooms, complemented by solid oak doors and joinery, while a wood-burning stove provides a cosy atmosphere. French doors connect the living space with a private balcony overlooking the rear grounds and surrounding countryside.

The fitted kitchen has been finished in muted Shaker-style cabinetry with oak and quartz worktops, tiled flooring and a full range of appliances, including a range cooker and American-style fridge freezer. A separate utility room provides dedicated laundry facilities, with an additional WC positioned nearby.

The double bedroom includes fitted wardrobes with LED lighting, VELUX windows and French doors opening onto the balcony. Its ensuite is fully tiled and fitted with a generous walk-in shower, contemporary vanity unit and heated towel rail. The quality of the finish, thoughtful layout and private outdoor space give The Studio the comfort and independence expected of a well-presented holiday or short-term rental.



SMART HOME TECHNOLOGY

A comprehensive Control4 automation system places the home's lighting, heating, ventilation, entertainment, security and communications within one central platform, accessible through wall-mounted touchscreens, televisions, remote controls, smartphones and tablets.

- C-Bus lighting with programmed scenes and holiday mode
- 24/7 monitored integrated alarm, fire detection and CCTV with 16 HD cameras
- HD Distributed television system, audio and media throughout the house
- Dedicated cinema system with projection and Dolby 7.1 surround sound
- Internal and external wireless fast fibre-optic connectivity (1Gbps)
- Access-controlled entrance gates and intercom
- 50 kVA automatic backup generator within a soundproofed room

ENERGY EFFICIENCY (EPC C)

The property was built with thermal performance and responsible energy use in mind. Ground-source heating supplies hot water and individually zoned underfloor heating, supported by solar panels on the south-facing roof. A 6,000-litre rainwater-harvesting system supplies the toilets and garden irrigation, while a private bio-digester manages wastewater. Together, these systems provide a mindful and money-saving approach to comfort, efficiency and the day-to-day running of a home of this size.





GARDENS & GROUNDS

The property occupies approximately two acres in an open rural position, approached through remotely operated oak gates with intercom entry. A separate remote pedestrian gate provides additional access, while the expansive block-paved frontage offers ample parking and turning space for numerous vehicles. Open farmland beyond the entrance reinforces the feeling of privacy and separation from neighbouring homes.

To the rear, the south-facing aspect allows the gardens to benefit from the afternoon and evening sun. Extensive paved terraces sit immediately outside the house, creating several places for outdoor dining, summer entertaining or simply enjoying the natural surroundings. Beyond the terraces, generous lawns are enclosed by established, securely fenced boundaries, providing plenty of usable outdoor space while retaining an open connection to the surrounding countryside.

A dedicated children's soft-play area gives younger family members their own section of the garden, while the substantial ALTEX greenhouse with vegetable garden is equipped with water, heating and lighting. It allows fruit, vegetables and plants to be grown for much of the year and adds another dimension to the lifestyle available here.

The outbuildings provide further flexibility. Four stables/storage/garage bays are positioned beneath the studio, offering scope for equestrian use, equipment or general storage. Purpose-built kennels with heating and lighting complete the external facilities, making the grounds particularly well suited to a family with dogs, horses or wider country-living interests.





ABOUT THE AREA

Plex Brow Farm occupies a peaceful rural position on Plex Moss Lane, surrounded by the open landscape of West Lancashire yet well placed for Halsall, Ainsdale, Formby, Southport and Ormskirk. Halsall village offers a strong community, scenic walks along the Leeds–Liverpool Canal, the Saracens Head pub, the local cricket club and the village's popular annual Scarecrow Festival.

TRANSPORT

Ainsdale is the nearest railway station, approximately 2.9 miles away, providing direct Merseyrail services to Liverpool and Southport. The A570 and A5147 provide convenient access to the M58, connecting with the M57 for Liverpool and the M6 for Manchester and the wider motorway network. From Liverpool Lime Street, direct trains reach London Euston in just over two hours. Liverpool John Lennon Airport is approximately 35–40 minutes away, with Manchester Airport around 50–55 minutes by car.

SCHOOLS

Nearby primary schools include Halsall St Cuthbert's CE Primary School, approximately 1.1 miles away, Down Holland-Haskayne CE Primary School and Ainsdale St John's CE Primary School. Secondary education is available at Birkdale High School for boys, Greenbank High School for girls, and mixed schools including Stanley High School, Formby High School and St Bede's Catholic High School in Ormskirk. The Outstanding Scarisbrick Hall School provides independent co-educational schooling from nursery through to sixth form and is approximately ten minutes away by car.





PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: Electric, Mains water, Self-contained sewage bio-digester treatment plant, Double glazing, underfloor heating via ground-source / air source heat pumps, Smart home automation using Control4 system, C-Bus lighting system (integrated via Control 4). Full security system (incl. holiday mode), Ultrafast broadband (1Gbps), South-facing solar panels for hot water, 6,000L rainwater harvesting system, 50 KVA Auto Start Generator in its own soundproofed room.

EPC: C

Council Tax Band: G

Flood Risk: None

Local Authority: West Lancashire Borough Council Tel: 01695 577177

Viewing: Strictly by appointment with Karl Ormerod.

Tel/WhatsApp: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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GROUND FLOOR



FIRST FLOOR

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



STUDIO & OUTBUILDINGS

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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