



**76 NEW CUT LANE**  
SOUTHPORT, PR8 3DW

**JACKSON-STOPS** 



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## 76 NEW CUT LANE, SOUTHPORT, PR8 3DW

TOTAL APPROX. FLOOR AREA: 926 SQFT

METICULOUSLY UPGRADED TO AN IMPECCABLE STANDARD, THIS CHARMING BUNGALOW OFFERS AN EXCEPTIONAL PROSPECT FOR THOSE WITH A PASSION FOR ALL THINGS EQUINE. ENJOYING A PRIME SPOT WITHIN A FEW MINUTES OF THE VIBRANT VILLAGE OF BIRKDALE THE PROPERTY BOASTS AN EXPANSIVE 0.65-ACRE PLOT, COMPLETE WITH STABLE BLOCK, MANÈGE, AND Paddock, IT ENCAPSULATES AN EQUESTRIAN DREAM.



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### DISTANCES

- Birkdale village - 5 mins
- Southport town centre - 9 mins
- Ormskirk - 12 mins
- Nearest train station - 5 mins
- Nearest bus stop - 6 min walk
- Hillside & Royal Birkdale Golf Club - 5 mins
- Ainsdale Beach - 10 mins
- Liverpool - 48 mins
- Manchester - 1 hour
- M58 - 20 mins
- M6 - 33 mins

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### ACCOMMODATION IN BRIEF

- Entrance hall
- Sitting room
- Lounge
- Kitchen
- Conservatory
- 2 Bedrooms
- Bathroom

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### OUTSIDE

- 0.65 Acre plot
- Off road parking for 3 vehicles
- Front and rear lawns
- Decked terrace
- Summer house
- Stable block
- Paddock
- All-weather manège
- Spacious outdoor holding/storage pens
- Secondary sizable outbuilding

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## THE PROPERTY

Superb, contemporary interiors and a layout designed for both comfort and functionality make for a hassle-free move. Presenting a good configuration, this home ensures ample space to accommodate your needs. With multiple reception rooms, a luxury fitted kitchen, family bathroom and south-facing gardens it's a rare opportunity for those who own an equine companion to have the luxury of accommodating them on site.

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## INTERIORS

This immaculately presented home greets guests into the entrance hall offering on-point panelled walls and an easy-clean, warm-coloured wood panel flooring, which flows through the first room positioned to the front of the property. Currently used as a spacious home office, it also has direct access into the kitchen but could easily become a cosy sitting room, ideal during those winter months.

The second room positioned at the front of the property is a carpeted double bedroom enabling a quiet space away from the main hub of the house, with the second double bedroom sitting between the first and a bright, contemporary bathroom. Tiled in a pristine white block design, with on-trend vinyl flooring it hosts a full-sized bathtub with shower and screen, stylish vanity basin and W.C. with chrome heated towel rail.



The wooden floors continue through from the sitting room to a new, galley-style kitchen. White-gloss cabinetry agreeably pair with wooden-style counters, white block wall tiles and an under-counter double stainless sink with glass top matches a large, grey gas range, which sits centrally. There's ample storage with space for all appliances and direct external access to the side of the house in addition to the main lounge and conservatory to the rear.

The lounge is bright and airy with windows to both sides and naturally bathed in light as the property has been reconfigured so now opens directly through to the conservatory with French doors leading to the back garden and equine facilities beyond.

Modern AMTICO-style floors move throughout this section of the house and a stylishly modern real-flame gas fire with white surround and hearth draws attention. Whether you're unwinding after a long day, hosting gatherings, or simply enjoying moments of solitude, the lounge adjoining the conservatory provides a versatile space that adapts to your needs.



## OUTSIDE

Positioned on the periphery of Birkdale and Halsall the property sits back off a country lane with gravelled driveway to one side with parking for 3 cars and modern composite fence and gate, keeping the rear of the property private. Neat and mature lawns sit to the front, bordered by hedgerows and shrubs and a clean and tidy paved area steps up to the front entrance.

To the rear, a decked terrace from the conservatory provides an ideal 'al-fresco' dining space overseeing the charming south-facing secondary lawn with summer house, which offers a retreat that embodies both tranquillity and privacy. The strategic layout ensures most of garden is conveniently separated from the stables via tall hedgerows with only a direct gravelled pathway leading straight from the house to the gated equine area.

A modern block of four stables, provided with electric and water points and a paved and concrete frontage sits opposite two holding/ storage pens before moving through to a gated, all-weather manège, allowing your equine friend a good work-out before letting them loose in a sizable paddock to the rear of the plot.

The convenience of having stables and a paddock within the confines of your property is a luxury that adds immeasurable value to both your living space and your equine lifestyle.



## ABOUT THE AREA

Situated between the villages of Halsall and Birkdale with the property being slightly closer to Birkdale. This vibrant village offers a wide choice of great restaurants, cafes, bars, shops, and tea rooms, with most being independents, it's a great choice to meet friends.

The town of Southport is again just a short drive, offering all supermarkets and several retail parks not forgetting Lord Street and the many town centre shops. Southport offers all activities throughout the year including many sports clubs, swimming pools and gyms.

If you love golf then you'll be excited to live within minutes of Hillside, Royal Birkdale, and Southport & Ainsdale golf clubs with Hurlston Hall Golf and Health Club and Ormskirk Golf clubs within 10-15 minutes.

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## TRANSPORT

The closest bus stop is just a 6-minute walk with a regular service running locally and regularly and can travel further afield including Ormskirk, Crossens, Formby, Liverpool, and Wigan amongst others, with the nearest train station being Birkdale which is only 5 minutes' drive from the property and runs on the Merseyrail link running directly to Southport and Liverpool Central.

London can be reached within 2 hours from Liverpool Lime Street and Liverpool airport can be reached within a 40-minute drive and Manchester airport under an hour.

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## SCHOOLS

There's a large section of schools around this area with approx. twenty-five primary and eight secondaries in Southport alone. The closest primary schools are St Cuthberts in Halsall and Birkdale Primary just 5 minutes' drive. The closest secondary is Birkdale High School just a 3-minute drive, and Christ The King Catholic High School and Sixth Form Centre and is only a 4-minute drive.

The leading independent school of Scarisbrick Hall is a 10-minute drive away and intakes nursery through to 18 years.









# New Cut Lane

Total Approx. Floor Area 1700 Sq.ft. (157.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## PROPERTY INFORMATION

### Address:

76 New Cut Lane, Southport,  
PR8 3DW

### Tenure:

Freehold  
with vacant possession.

### Services:

Mains Gas, Mains water,

Double glazing, Broadband,

### Council Banding: D

### Local Authority:

Sefton County Council, with  
One-stop shop at Southport  
located within The Atkinson,  
Lord Street, Southport, PR8  
1DB contact@sefton.gov.uk

### EPC: D

### Viewing:

Strictly by appointment via Karl  
Ormerod  
Tel: 07443 645157



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**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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