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## ON BEHALF OF THE FIXED JOINT ADMINISTRATORS

3/4 Bedroom Detached House, Barn and  
Garage Complex

Ivy House Farm, Black Moss Lane,  
Scarisbrick, Lancashire, L40 9RN

**OIRO £850,000**

### Property Features

- 🏠 House & Outbuilding
- 🛏 2 bathrooms
- 📏 Over 4,000 sq. ft.
- 🛏 3/4 bedrooms
- 📍 Fantastic location,  
semi rural and yet  
convenient
- 🌳 0.62 acre plot - PP  
for additional 5  
bed house

### CONTACTS

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## Ivy House Farm, Black Moss Lane, Scarisbrick, Lancashire, L40 9RN

### THE OPPORTUNITY

Offered chain free!

The property represents a fantastic opportunity for a buyer to acquire a detached former farmhouse with 3/4 bedrooms with over 4,000 sq. ft of gross internal space across the main house and the garage complex ( house - 2,548 sq. ft and garage complex - 1,494 sq. ft), together with a barn that extends to 942 sq. ft. In addition the plot benefits from an existing planning permission for the erection of detached 5 bedroom dwelling following demolition of the garage and barn, together with alteration to existing drive and formation of new vehicle access ([Application 2023/0531/FUL](#)).

The buyer has much flexibility to enjoy as an existing fabulous and characterful family home, with a an extensive garage complex with rooms that can be used as a gym, and sunroom or they can look to progress the planning permission or consider other forms of development and/or extension.

## DESCRIPTION

A beautifully refined country home offering over 4,000 sq. ft. of elegant living space in a stunning semi-rural setting.

Set on approximately two-thirds of an acre and nestled along a peaceful lane with open greenbelt views, this gated three/four-bedroom residence blends period charm with modern luxury. Exposed oak beams, stone flooring, handcrafted joinery, stained glass, vaulted ceilings, and cosy wood-burning stoves create a warm, character-rich ambience throughout.

The spacious layout includes a reception hall, three reception rooms, a beautiful open-plan dining kitchen, utility, WC, and ample built-in storage. Upstairs, accessed via the main staircase there are three generously sized bedrooms, including a master with en-suite and a stylish family bathroom with freestanding tub. In addition accessed via the spiral staircase in the kitchen, is a further room that could be used as a fourth bedroom and there is scope to remodel the upper floor access, so all areas can be accessed via the main staircase.

The ground floor offers scope to use some of the rooms as home office space, or for those considering running their business from home, beyond the main house, a detached four-car garage complex features further areas that could be used as home office space. The additional rooms could also be used as a gym, sunroom and the bulldog has its own heating system.

There is also separate detached barn, that whilst in relatively poor condition offers further scope for development (STPP).

The extensive gardens enjoy sunny southerly aspects, planted borders, a feature pond, and far-reaching countryside views. This home is a lifestyle retreat with space, character and much potential.















# Settle into Your SURROUNDINGS

## LOCATION

[what3words.com](https://www.what3words.com) : ///drifters.sweeper.upwards

Living in Scarisbrick offers a quintessential semi-rural lifestyle.

The presence of Scarisbrick Hall School within  $\frac{3}{4}$  mile, an independent, co-educational institution offering provision from nursery to age 18 with a 100% excellent rating from the Independent Schools Inspectorate (ISI), and several good-rated state schools ensures quality education options. Reliable bus and rail links connect residents to major cities like Liverpool and Manchester, while local shops and nearby Ormskirk and Southport provide ample shopping opportunities.

Less than 5 miles away is Aughton, which has a 3 star and two 1 star Michelin star restaurants and there are numerous well regarded gastro pubs in the area. The West Lancashire Coast is famous for its beaches, several high class golf courses and the canal and Martin Mere offer additional leisure facilities.

The setting, with its expansive countryside and community-focused amenities, makes Scarisbrick an attractive location for families and individuals seeking a peaceful yet well-connected lifestyle.





### TENURE INFORMATION

The property is held by way of a freehold title, registered under LA728026.

Please note that the title does not include a small strip of the access from the highway and this strip of land would need to be acquired to implement the existing planning consent and form the access drawn to service two separate dwellings on the plot. Interested parties should rely on their own enquiries and obtain independent professional advice is required.

### ACCOMMODATION

For layout and room dimensions see attached floor plan.

### OUTSIDE

Electronic gates opening to the driveway, with parking for numerous cars to the front of the house, a smaller lawned area, hardstanding to the front of the detached garage and to the rear are two lawn areas and a pond.

### ADDITIONAL INFORMATION

Useful Local Information:

<https://your.westlancs.gov.uk/?uprn=100012414335>

### PRICE

Offers in the region of £850,000.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VIEWINGS

Strictly by appointment. Video walk through available by request.

### EPC

Energy Asset rating is D.

### Council Tax

Band D – Annual Charge for 2025/2026 will be £3935.17.



### JAMES ASHWORTH

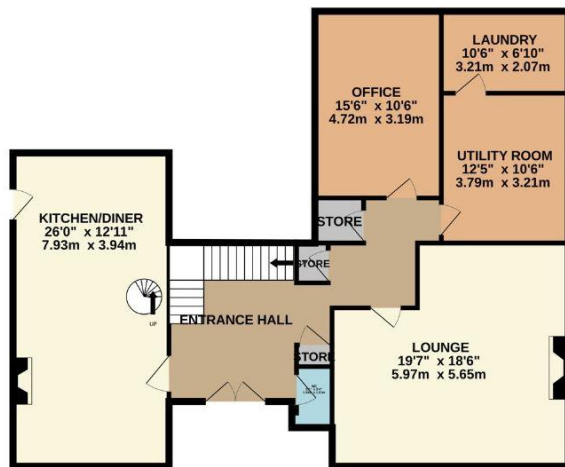
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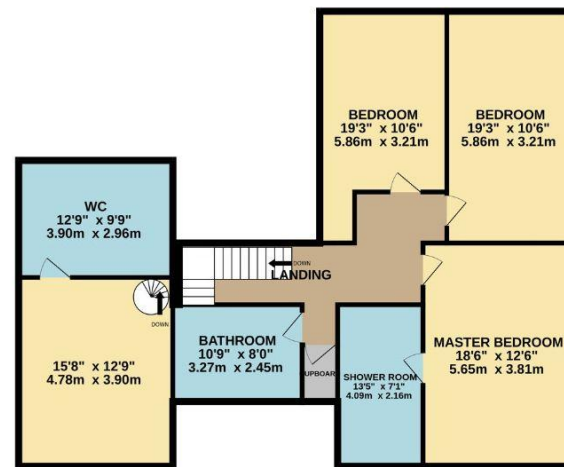
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HOUSE GROUND FLOOR  
1276 sq.ft. (118.6 sq.m.) approx.



HOUSE - FIRST FLOOR  
1269 sq.ft. (117.9 sq.m.) approx.





GARAGE COMPLEX  
1494 sq.ft. (138.8 sq.m.) approx.

