



LUXURY

DUMBILLS FARM

CROSSHALL BROW,
WESTHEAD, L40 6JD



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TOTAL APPROX. FLOOR AREA: 4,268 SQ FT ANNEXE: 552 SQ FT + GARAGING

DUMBILLS FARM IS AN EXTRAORDINARY SEMI-RURAL HOME SET WITHIN APPROXIMATELY 3.4 ACRES OF UNSPOILT WEST LANCASHIRE COUNTRYSIDE, WHERE THE SOUL OF A TRADITIONAL FARMHOUSE HAS BEEN TRANSFORMED INTO A HOME OF EXCEPTIONAL LUXURY. FOR THOSE WHO HAVE BEEN SEARCHING FOR SOMETHING THAT GENUINELY STANDS APART, THIS IS IT.



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THE PROPERTY

Dumbills Farm offers a level of space, privacy and versatility that few properties in West Lancashire can match. The main residence offers five bedrooms, four ensuite shower rooms, a large family bathroom, and four generous reception rooms including a dedicated cinema room and an incredible orangery, all finished to an exacting standard with a custom solid wood kitchen and Karndean LVT flooring throughout the principal living spaces. For families, the added appeal of Scarisbrick Hall School; one of the North West's most highly regarded independent schools, being less than a 20-minute drive from the front door will not be lost.

A self-contained one-bedroom cottage sits alongside the main house, ideal for extended family or guests. Outside, the grounds are nothing short of spectacular; manicured lawns, extensive stone terracing, paddock, stabling and a showpiece outdoor entertaining pergola with kitchen which completes a picture of genuine West Lancashire rural living at its very best.

DISTANCES

- NEAREST TRAIN STATION: 7 MINS
- NEAREST BUS STOP: 2 MIN WALK
- RUFF WOOD: 4 MINS
- ORMSKIRK TOWN CENTRE: 5 MINS
- ORMSKIRK HOSPITAL: 2 MINS
- ORMSKIRK GOLF CLUB: 3 MINS
- HURLSTON HALL GOLF & HEALTH CLUB: 15 MINS
- M58: 5 MINS
- M6: 10 MINS
- LIVERPOOL CITY CENTRE: 45 MINS
- MANCHESTER CITY CENTRE: 50 MINS



ACCOMMODATION IN BRIEF

- Entrance hall
 - Living room
 - Open plan kitchen with dining
 - Large Orangery
 - Separate utility & store room
 - Cinema room
 - Large office/ study
 - 2 x Cloakroom/ wc
 - 5 Bedrooms
 - 4 Ensuite shower rooms
 - Large family bathroom
-

ANNEXE

- Entrance hall
 - Open plan lounge & dining
 - Kitchen
 - Separate utility room
 - Bedroom with ensuite
 - Cloakroom/WC
-

GROUND & GARDENS

- Approx. 3.4 acre plot (with potential to rent further paddock 1.7-acres)
- Private driveway
- Expansive gravel frontage
- Ample parking for 10+ vehicles
- Detached double garage with adjoining storage
- Expansive fenced mature lawns
- Impressive brick and timber pergola with wood burning fireplace
- Outside kitchen with sink, pizza oven, fridges & BBQ
- Paddock + Stabling
- Extensive stone/ paved terraces & pathways





GROUND FLOOR

Arrival at Dumbills Farm sets the tone immediately. A substantial brick-built porch and portico provide a generous welcome. It's the perfect spot to shed muddy boots or a brolly before moving through into the warmth and elegance of the entrance hall. Finished in neutral Karndean LVT with smart built-in storage to both sides, the hall keeps everything ordered and clutter-free, flowing naturally into a central hallway with impressively high ceilings, half-panelled walls, and the first staircase rising to the upper floor.

Off the secondary hallway and away from the main living spaces sits a generous and wonderfully characterful lounge. A room that immediately draws you in showcasing beamed ceilings, rich dark LVT plank-style flooring, and windows fitted with plantation shutters to front, rear and side create a space that feels both grounded and full of warmth. The focal point is a substantial inglenook fireplace with open fire; the kind of room that comes into its own on cooler evenings and winter weekends, offering the perfect retreat from the pace of daily life.

The kitchen is nothing short of a showstopper. A large handmade two-tone kitchen in a blue and cream palette with dark granite worktops delivers a modern country aesthetic that feels both premium and comfortable. A giant central island houses an undermount sink with wine cooler, whilst a secondary sink sits within the wall cabinetry with heritage-style fittings. Twin pendant lights; one above the kitchen zone, one above the dining area, create beautifully defined spaces within the room. Integral appliances include a coffee maker, further ovens, microwave, large fridge freezer, and Rayburn ovens, with ample space for a large dining table and dedicated dining cabinetry, making this a room designed as much for casual entertaining as for everyday family life.

Opening through two symmetrical entries from the kitchen is the orangery; a spectacular room in every sense. Underfloor heating, a soaring lantern roof with electric Velux windows, a grand inglenook fireplace housing a traditional wood burner, and a television point above. Georgian-style sash windows to three sides and French doors opening directly onto the terrace and rear gardens ensure the space is bathed in natural light throughout the day.



Whether hosting a summer dinner party or settling in on a winter evening, this room delivers in every season and for every occasion.

The utility room is a serious and well-considered working space; as generously proportioned as any standalone kitchen it is finished to complement the main kitchen with full cabinetry to top and bottom, dual integral ovens, space for laundry appliances, an oversized fridge freezer, and a sink. An adjoining room offers further versatile storage beyond.

The cinema room is a bold and beautifully executed space, richly colour-drenched with wall panelling, plantation shutters, carpet underfoot, an overhead projector with pull-down screen, and an integral sound system. Film nights, live sport, or fully immersive gaming, this room has been designed to deliver on all fronts. Adjacent sits a well-proportioned home office, snug, or hobby room, again with panelling and a television point, offering the flexibility that busy family life demands.

Two stylish cloakroom WCs serve the ground floor, positioned thoughtfully at either end, with a secondary hallway connecting seamlessly through to the rear terraces and gardens.















FIRST FLOOR

The principal staircase rises from the larger hallway continuing the panelled walls to a bright and spacious landing generous enough to accommodate a seating arrangement or dedicated desk space, giving the upper floor a real sense of arrival rather than simply a corridor between rooms.

Three substantial bedrooms occupy this side of the upper floor, all carpeted throughout with two benefiting from fitted storage and wardrobes. The primary bedroom looks out over the rear gardens and the open fields beyond and its a view that genuinely adds to the experience of the room. Multiple fitted wardrobes provide excellent storage, whilst the ensuite shower room is finished to a high specification with dual vanity basins, a walk-in shower, and WC. A second large bedroom is served by its own ensuite, styled differently but to the same standard, with a vanity basin, walk-in shower, and WC. The third bedroom on this side of the floor is served by the large family bathroom, centrally positioned and finished in a neutral palette with an eye-catching dark stone freestanding bathtub as its centrepiece, complemented by a countertop basin, walk-in shower, WC, and heated towel rail.

The secondary staircase; rising from the hallway adjacent to the cinema room is announced by full wall panelling that carries all the way up to a smaller landing above. Two well-proportioned double bedrooms sit here, both carpeted and each with their own ensuite. The modern country aesthetic continues throughout, with heritage-style fittings, a vanity basin, WC, and a contemporary neutral-tiled walk-in shower. The style is considered, consistent, and it works beautifully.









GARDENS & GROUNDS

The grounds at Dumbills Farm are, quite simply, one of the property's most compelling chapters. Extending to approximately 3.4 acre plot (with potential to rent further paddock 1.7-acres) and surrounded by open fields with the only landmark on the horizon being the steeple of the nearby St James' Church, Westhead, the setting here is as peaceful and private as it gets in West Lancashire.

Approach is via a private driveway opening onto an expansive gravelled frontage with parking for ten or more vehicles, with a detached double garage and adjoining storage completing the arrival experience. From here the gardens unfold in every direction; expansive fenced mature lawns, extensive stone and paved terracing, and pathways that connect the various areas of the plot seamlessly together.

The outdoor entertaining provision is outstanding. A large and impressively constructed brick and timber pergola with its own wood burning fireplace forms the centrepiece; a space that lends itself to everything from summer garden parties and family christenings to quiet evening gatherings whatever the season. The fully equipped outside kitchen with sink, pizza oven, fridges, and BBQ sits alongside, and together these two spaces create an alfresco entertaining setup that very few homes at any price point can genuinely rival.

Direct access from both the orangery and the entrance hallway near the lounge brings the inside and outside together naturally, whilst the separate lounge itself benefits from its own covered external terrace. It's a sheltered spot currently waiting to be fully realised, but with obvious potential for year-round outdoor living.

Four stables with store and a fenced paddock currently home to horses and ponies complete the rural picture, offering a lifestyle connection to the land that is increasingly difficult to find. For equestrian buyers or families simply wanting space and freedom for animals, this aspect of the property will hold enormous appeal.

Dumbills Farm is a home that operates on many levels. A beautifully finished family residence, an entertainer's dream, an equestrian smallholding, and a private countryside retreat, all within one remarkable boundary. This property delivers a breadth of lifestyle with a setting that will stay with you long after you have left.





THE ANNEXE

Set off from the main house and perfectly matching the character and brick-built charm of the principal residence, the self-contained cottage annexe is a delightful addition to Dumbills Farm in every sense.

Accessed via its own entrance with a private patio area, the accommodation is all on one level and comprises a well-proportioned bedroom with fitted wardrobes, an ensuite modern shower room with wc, vanity basin and heated towel rail, and a bright contemporary kitchen opening up from a spacious living and dining room with French doors opening out to the terrace and views beyond. Velux windows in the vaulted ceiling in the living area and bedroom add a real sense of light and space throughout and there's a separate and convenient cloakroom/wc.

Whether housing extended family, providing a private retreat for guests, or offering long-term accommodation for a dependent relative, this annexe delivers comfort, privacy, and independence, all within the grounds of one of West Lancashire's most compelling homes.





ABOUT THE AREA

Dumbills Farm sits within the semi-rural village of Westhead, a highly sought-after and peaceful community in West Lancashire, positioned on the fringe of the market town of Ormskirk. The surrounding landscape is quintessentially Lancashire with open countryside, leafy lanes, and a genuine sense of space and privacy, yet with the everyday conveniences of Ormskirk town centre just under 2 miles away. The area consistently attracts buyers who value rural tranquillity without sacrificing accessibility, and properties of this calibre along Crosshall Brow are exceptionally rare to come to market.

TRANSPORT

The property enjoys excellent road connectivity, with Junction 3 of the M58 motorway approximately 2 miles away and reachable in around 3 minutes by car, providing swift onward access to the M6 and the wider national motorway network. Liverpool city centre is accessible in approximately 45 minutes by car, and Manchester within around 50 minutes. For rail travel, Ormskirk Railway Station is around 1.4 miles away, served by Merseyrail with frequent direct services to Liverpool Central in around 35 minutes, and onward connections to Preston. Local Arriva bus services along the A577 corridor connect Westhead to both Ormskirk and Skelmersdale.

SCHOOLS

Families are exceptionally well served from this address. Westhead Lathom St James' Church of England Primary School sits less than 400 metres away on School Lane, an Ofsted-rated Outstanding school, consistently ranked in the top 10% of primary schools nationally. At secondary level, Ormskirk School is approximately 2 miles away, with Lathom High School: A Technology College also accessible within the wider area. For independent education, Scarisbrick Hall School offers an all-through provision from age 2 to 18 and is located within a short drive.

PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains water, Electric, LPG central heating, Double glazing, Underfloor heating in orangery (wet system), Ultrafast broadband (estimated), Integral speaker system, Alarm.

EPC: TBC

Council Tax Band: F

Flood Risk:

Rivers & Seas: very low

Surface water: very low.

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

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.



FIRST FLOOR

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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