

exp[®]

LUXURY



HESKETH FARM

STATION ROAD,
BARTON, L39 7JW

HESKETH FARM, STATION ROAD, BARTON, L39 7JW

TOTAL APPROX. FLOOR AREA: 3,606 SQ FT + GARAGE + OUTBUILDINGS: THE PIGGERY: 1,270 SQ FT

AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE TWO BEAUTIFULLY REMODELLED COUNTRY HOMES, SET WITHIN APPROX. TWO ACRES, ALONG A TRANQUIL LANE IN THE PICTURESQUE WEST LANCASHIRE COUNTRYSIDE. OFFERING FURTHER POTENTIAL WITH APPROVED PLANNING FOR THE RENOVATION OF TWO SUBSTANTIAL BARNs.



SCAN TO
VIEW OUR
VIDEO TOUR.

expluxury.uk.com

THE PROPERTY

Once left derelict, this remarkable property has been transformed by the current owners, into an exceptional country residence set within an expansive plot.

The renovation is outstanding. Once a near-ruin, it has been reimagined into impeccably presented grounds, centred around a luxurious six-bedroom farmhouse alongside a superb two-bedroom stone cottage. The cottage not only complements the main home beautifully but also provides a valuable additional income stream, currently operating as a successful high-quality holiday let.

Beyond the finish and presentation, what really sets this home apart is the lifestyle it offers; space, privacy, and flexibility, all within a peaceful semi-rural setting. Whether enjoyed as a multi-generational living arrangement, a home with rental income, or simply a private countryside retreat with scope to evolve over time, the possibilities here are extensive.

Further enhancing its appeal, the property benefits from approved planning permission for commercial use within the steel barn, as well as consent to create a substantial four-bedroom residential home within the existing brick barn. This adds another layer of versatility, making this not just a home, but a long-term lifestyle and investment opportunity in one of West Lancashire's most desirable semi-rural locations.



DISTANCES

- HALSALL: 4 MINS
- NEAREST TRAIN STATION: 10 MINS
- NEAREST BUS STOP: 5 MINS WALK
- ORMSKIRK: 12 MINS
- HURLSTON HALL GOLF & LEISURE CLUB: 10 MINS
- THE SHIP INN: 3 MINS
- SOUTHPORT & FORMBY: 18 MINS
- LIVERPOOL CITY CENTRE: 35 MINS
- M58/M57: 15 MINS
- M6: 26 MINS

ACCOMMODATION IN BRIEF

- Formal lounge
- Secondary lounge with dining
- Office / snug
- Custom made kitchen with living & dining
- Gymnasium
- Dedicated cinema room
- Cloakroom/ WC
- Utility / boot room
- First floor laundry room
- Primary suite with dressing room & ensuite
- Five further bedrooms (two ensuite)
- Large family bathroom

GROUNDS & GARDENS

- Approx. 2-Acre plot
- Remote gated entry
- Secondary entrance available
- Gravel driveway
- Parking for 8+ vehicles
- Original barn with approved residential planning
- Steel barn with approved commercial planning
- Expansive mature lawns
- Further fenced gardens/lawns, raised beds and fruit orchards





GROUND FLOOR

Arrival is through a secure front door and porch, leading via an original 18th-century latch door into an entrance hall, immediately reflecting the heritage of the home. French limestone flooring begins here and continues through much of the ground floor, combining durability with timeless appeal. Engineered oak features in selected rooms, while carpeting within the principal lounges adds warmth and comfort.

The hall opens into a spacious lounge. Folding patio doors extend the space into the rear courtyard, while a front-facing window frames open countryside views and allows natural light to fill the room. At its centre, an open fireplace with a traditional stone surround and hearth anchors this part of the original farmhouse.

From the hallway, where the staircase rises to the upper floors, a larger more formal lounge is positioned to the front of the home. This elegant room also features an attractive stone fireplace with open fire, offering a comfortable and relaxing setting, particularly during the winter months.

To the rear of the original footprint, a cosy room enjoys direct access to the courtyard, holiday cottage and outbuildings. Finished with engineered oak flooring, it is defined by a substantial Inglenook fireplace with stone hearth and log-burning stove. Currently arranged as a home office, it would equally suit use as a snug or quiet retreat.

Extending from the original house, an oak-framed hallway introduces a lighter, more contemporary element, with a fully glazed roof allowing natural light to pour through. French limestone flooring continues underfoot, and doors open directly onto a terrace bordered by stone gabions and a fenced lawn, creating a natural connection to the outside space.

Practical features have been thoughtfully integrated, including a cloakroom/WC and a well-equipped utility, laundry and boot room. This space includes fitted storage, inbuilt shelving, washing machine, tumble dryer, an oak bench seat and coat hooks, and provides internal access to the double garage, positioned conveniently alongside the kitchen.



The kitchen forms the main communal hub, designed and handcrafted by Matthew Marsden, known for 'Crafting the Extraordinary'. It opens into expansive dining and living areas, creating a layout that works perfectly for everyday family life and for larger gatherings. Character features such as vaulted king-post beamed ceilings, exposed brickwork and French limestone flooring with underfloor heating are balanced with a refined, timeless finish.

Stone grey cabinetry is paired with deep-cut white and grey quartz worktops and splashbacks. A substantial central island incorporates a circular solid oak table, offering an informal dining space with views across the kitchen. Storage is extensive and includes integrated pantry, hidden breakfast/ coffee station and refuse cupboards, dedicated baking drawers and a built-in TV.

Appliances are of exceptional quality, including a Fisher & Paykel six-ring gas range bearing the 'Hesketh Farm' name in oak, alongside high-spec ovens, a dual-drawer dishwasher and an oversized fridge-freezer, ensuring both performance and design consistency. A log burner sits between the kitchen and living area, where there is ample room for a large formal dining table. Bi-fold doors open onto a stone terrace and lawn, allowing the space to flow naturally outdoors, ideal for entertaining during warmer months.

Beyond this, a further well-proportioned room is currently used as a gym, featuring oak flooring with underfloor heating and rubber sprung matting. Adjacent to this is a dedicated cinema room, also finished with oak flooring and underfloor heating, with a subtle raised level adding depth. An integrated surround sound system and mood LED lighting create an immersive home entertainment environment.













FIRST FLOOR

Ascending the oak staircase, the first floor reveals two substantial bedrooms alongside a well-appointed Neptune laundry room, complete with inbuilt cabinetry, integrated washer and dryer, and a Belfast sink.

The principal suite occupies a significant portion of this level, enjoying far-reaching views over open fields and farmland to the front. Generous in scale, it comfortably accommodates a super king-size bed, additional furniture and a seating area. Character features include a beamed ceiling, while three windows draw in an abundance of natural light. A well-designed nook provides space for a dressing table or a compact home office with elevated rural views. This leads through to a dedicated dressing area and into a contemporary ensuite wet room, fully tiled in neutral tones and fitted with a walk-in shower, vanity basin and WC.

The second bedroom overlooks the rear of the property and continues the character theme with a beamed ceiling. It offers ample space for a king-size bed, wardrobes and additional furnishings.

Completing this floor is a spacious family bathroom, finished in a refined country style. It features an oversized freestanding, panelled bath, a vanity unit with marble surround, WC and a separate walk-in shower, complemented by predominantly tiled walls and an ornate Victorian-style tiled floor.







UPPER FLOOR

The upper floor provides four further bedrooms, each filled with natural light from a combination of VELUX and traditional windows, and all enhanced by original beamed ceilings that continue the home's heritage. The two central bedrooms each benefit from their own ensuite facilities. One is fitted as a fully tiled shower room with WC and basin, while the other offers a full bathroom with a bath, shower and screen, WC and basin, along with the added luxury of an integrated mirrored TV.

Positioned either side, the remaining two bedrooms are currently arranged as one single and a further double room, one featuring an exposed brick chimney breast. These rooms offer excellent flexibility and could easily be reconfigured as dressing rooms or added suites, depending on requirements.



GARDENS & GROUNDS

Arrival on foot is through a traditional gate with an original stone wall with Grade II listed mounting steps. A front lawn and stone pathway lead to the porch and entrance, highlighting the character and heritage found throughout the property. Vehicular access is via remote entry double gates, opening onto a deep gravel driveway bordered by expansive lawns and open countryside views. The drive leads through the grounds, passing a substantial brick barn with approved planning permission for conversion into a four-bedroom residential home.

Positioned between the barn and the main house is a steel barn, which benefits from approved commercial use, offering further versatility as ancillary space or for future development, depending on requirements.

The grounds extend around both the farmhouse and the holiday cottage, with far-reaching views across surrounding farmland. A series of defined garden areas provide both structure and privacy. A generous terrace, accessed directly from the kitchen, is ideally suited to outdoor dining and entertaining, while a separate garden area near the brick barn offers a more peaceful setting.

Alongside the main house, a dedicated cultivation garden includes raised flower beds, an orchard and a timber greenhouse. A gravel driveway runs adjacent to this space, presenting potential for a secondary access point from the lane if desired.

Parking is extensive, with ample space for multiple vehicles across the grounds. In addition, an integral oak-framed double garage with remote doors provides secure parking or further storage, directly connected to the main residence.





ABOUT THE AREA

Barton is a peaceful semi-rural setting positioned between the villages of Haskayne and Halsall, with Ormskirk and Formby close by, offering access to shops, amenities, pinewoods and beaches. The area has a strong community feel and is surrounded by open countryside, with the Leeds Liverpool Canal, scenic walking routes and cycle paths all nearby. Local highlights include the popular Halsall Cricket Club with its Bakehouse café, along with a choice of well-regarded country pubs, making this an ideal location for those seeking a balance of lifestyle and connectivity.

TRANSPORT

The property is well connected, with a bus route on Southport Road within a short walk, linking Southport and Ormskirk via Aughton and Haskayne. Train services are available from Scarisbrick and Aughton, providing routes to both Liverpool and Manchester. Liverpool Airport is approximately 35 minutes away, with Manchester Airport reachable in around an hour.

SCHOOLS

A range of well-regarded schools serve the area, including St Cuthbert's Primary School, rated 'Outstanding' by Ofsted and just a short drive away. Other nearby options include Downholland Haskayne CE Primary, Scarisbrick St Mark's CE Primary and Aughton St Michael's CE Primary.

Secondary schools can be found in Ormskirk, Lathom, Southport and Maghull. Independent options include Scarisbrick Hall School, approximately 10 minutes away, and Merchant Taylors' in Crosby, around 25 minutes by car.





THE OLD PIGGERY

The Old Piggery has been sympathetically repurposed into a phenomenally successful holiday let, achieving strong occupancy levels and consistent 5-star reviews. It offers an appealing blend of character, comfort and practicality, making it a standout addition to the overall property.

The ground floor provides two lounge areas, one centred around a log-burning stove, creating a warm and inviting atmosphere. A centrally positioned kitchen features tiled flooring, modern country-style cabinetry and oak work surfaces, with space for a dining table. A cloakroom/WC and a well-sized utility/ boot area with laundry facilities complete the ground level.

Upstairs, two generous bedrooms each benefit from their own ensuite. Both are fully tiled with WC and basin, with one arranged as a shower room and the other offering a full bathroom with bath and shower.

Externally, a private terrace enjoys open views across surrounding farmland, complete with a covered six-berth hot tub. A timber-built covered bar, finished with feature lighting, creates a relaxed space for entertaining and unwinding.

This cottage not only enhances the lifestyle offering of the main residence but also provides a proven income stream, with further potential through the additional barn conversions already approved.

ACCOMMODATION IN BRIEF

- Lounge
- Kitchen with dining
- Living room with wood burning fire
- Cloakroom / WC
- Utility/ boot room
- Two bedrooms (both ensuite)
- Terrace with 6-berth hot tub & inbuilt bar

PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains water, LPG, central heating, under-floor heating (in farmhouse), double glazing, Superfast broadband (estimated) with wi-fi throughout, Integrated sound system, full security system with CCTV.

EPC: Main house: D / The Piggery: C

Council Tax Band: E

Local Authority:

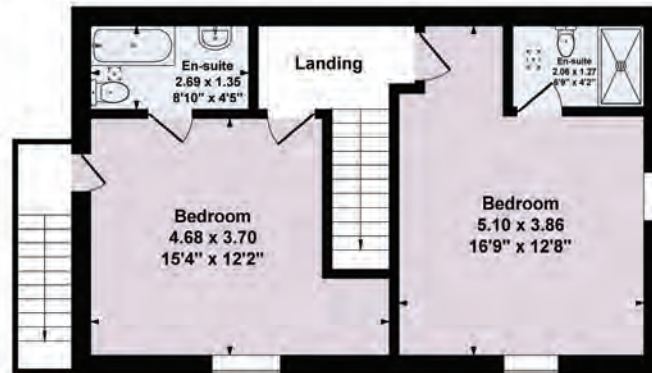
West Lancashire Borough Council
Tel: 01695 577177

Viewing: Strictly by appointment with Karl Ormerod.

Tel/WhatsApp: 07443 645157.

THE OLD PIGGERY, HESKETH FARM, STATION ROAD, BARTON, L39 7JW

TOTAL APPROX. FLOOR AREA: 1,270 SQ FT



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

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.



LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

KARL ORMEROD

07443 645157

karl.ormerod@exp.uk.com

exp[®]

LUXURY

expluxury.uk.com

