



Carr Moss Lane, Halsall, Ormskirk, Lancashire, L39 8RX

Offers Over: £600,000





# Carr Moss Lane, Halsall, Ormskirk, Lancashire, L39 8RX

Offers Over £600,000



4 Bedrooms



2 Bathroom



Field Views

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- Charming semi-detached Arts & Crafts home.
  - Four well-proportioned bedrooms.
  - Principal bedroom with walk-in wardrobe, en-suite and Juliet balcony.
  - Two elegant reception rooms.
  - Open-plan kitchen/dining/family room.
  - Summer house and separate shed/workshop.
  - Attractive South-facing garden and driveway parking.
  - Sought-after Carr Moss Lane location in Halsall.







Occupying a delightful position along the highly sought-after Carr Moss Lane, this charming four-bedroom semi-detached Arts & Crafts residence effortlessly combines period character with modern family living. Rich in architectural detail and beautifully presented throughout, the property offers generous accommodation extending to over 1,500 sq ft, complemented by attractive outbuildings and mature gardens.

Situated in the heart of Halsall, one of West Lancashire's most desirable villages, the property enjoys easy access to excellent local amenities, highly regarded schools, picturesque countryside walks and transport links to Southport, Ormskirk and Liverpool.



The welcoming interior is thoughtfully arranged around two elegant reception rooms, providing versatile spaces for both formal entertaining and relaxed family life. To the rear, the impressive open-plan kitchen and dining/family room forms the heart of the home, featuring an abundance of natural light and direct access to the garden, creating a seamless connection between indoor and outdoor living. A useful utility room and ground floor WC further enhance practicality.







The first floor offers three well-proportioned bedrooms, including a superb principal suite complete with a walk-in wardrobe, en-suite shower room and private Juliet balcony overlooking the surrounding countryside. Two further bedrooms are served by a stylish family bathroom, making the property ideally suited to growing families or those seeking flexible accommodation.

Externally, the property enjoys attractive gardens and ample outdoor space, together with a charming summer house and separate shed/workshop, offering excellent potential for home working, hobbies or additional storage. The gravel driveway provides convenient off-road parking for multiple vehicles, whilst the property's striking Arts & Crafts façade, with its character brickwork, decorative gables and traditional detailing, creates exceptional kerb appeal.

A rare opportunity to acquire a beautifully maintained Arts & Crafts home of genuine character, offering spacious family accommodation in an idyllic village setting.





## General Remarks

**Services:** The property has the benefit of mains water and mains electricity. Heating is by way of downstairs underfloor heating, AGA range and woodburning stoves. Drainage is by way of private water treatment plant installed in 2021.

**Parking allocated and number of spaces :** Driveway parking for multiple vehicles.

**Construction Type :** Brick under slate.

**Building Safety :** N/A

**Restrictive Covenants :** N/A

**Listed building :** The property is not listed.

**Conservation Area / National Landscapes :** N/A

**Easement, and Wayleaves or Rights of Way :** N/A

**Footpaths / Bridleways :** N/A

**Flooding :** The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

**Unimplemented Planning Consents :** N/A

**Planning Consents affecting the property :** N/A

**Accessibility adaption information :** N/A

**Coal field / mining area :** N/A - Information obtained from the Local Authority and British Geological Survey

### Communications :

Broadband: Standard broadband available in the area

Mobile signal: Good outdoor signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

**Mortgage ability :** we understand that as far as we are aware it is possible to secure a mortgage against this property.

**Buyers information:** Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

**Please note:** Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Title & Tenure:** The property is offered for sale Freehold with vacant possession upon completion.

**Local Authority:** West Lancashire Borough Council **Council Tax:** Band C

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

**What3words Location :** quilt.socialite.drainage

**Money Laundering Regulations Compliance:** please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**

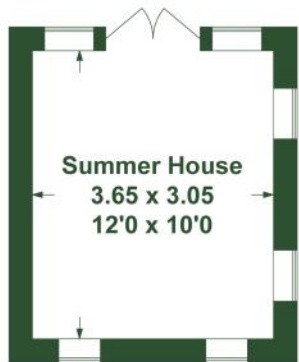
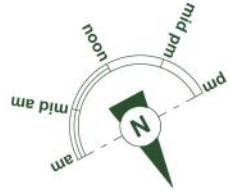


Approximate Gross Internal Area : 144.16 sq m / 1552 sq ft

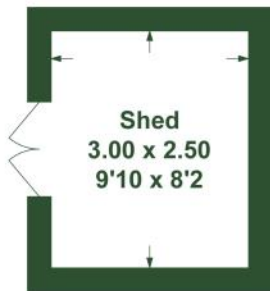
Outbuilding : 18.63 sq m / 201 sq ft

Total : 162.79 sq m / 1753 sq ft

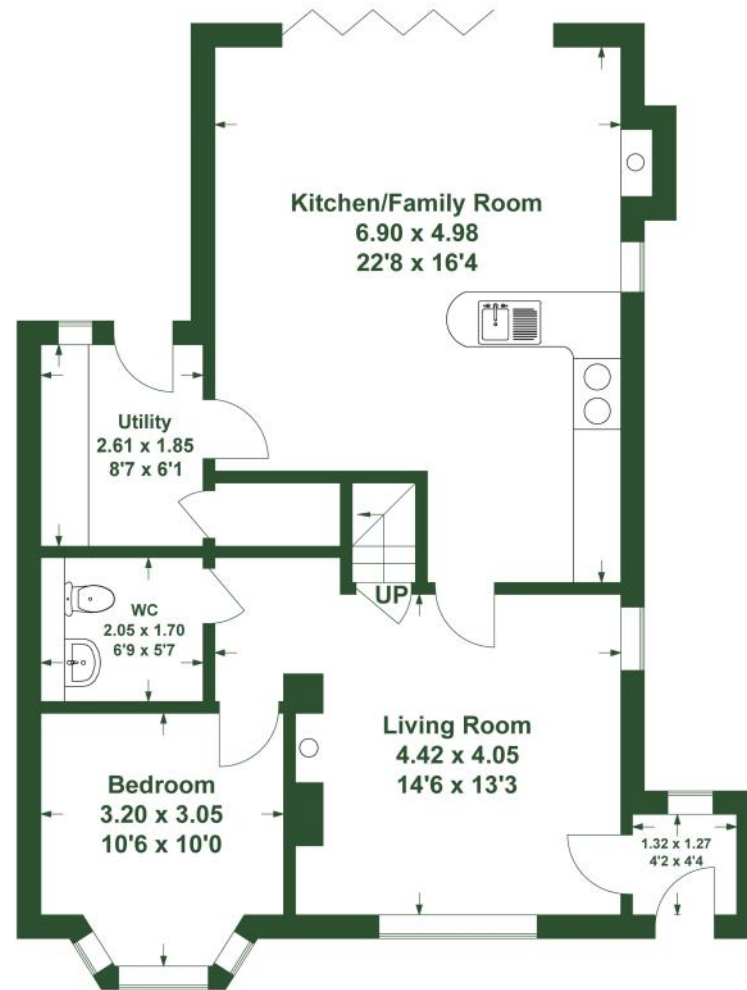
This floorplan is for illustrative purposes only, it is not drawn to scale.  
Any measurements/ floor areas (including any total floor area)  
and orientation are approximate.  
Produced by Lens-Media



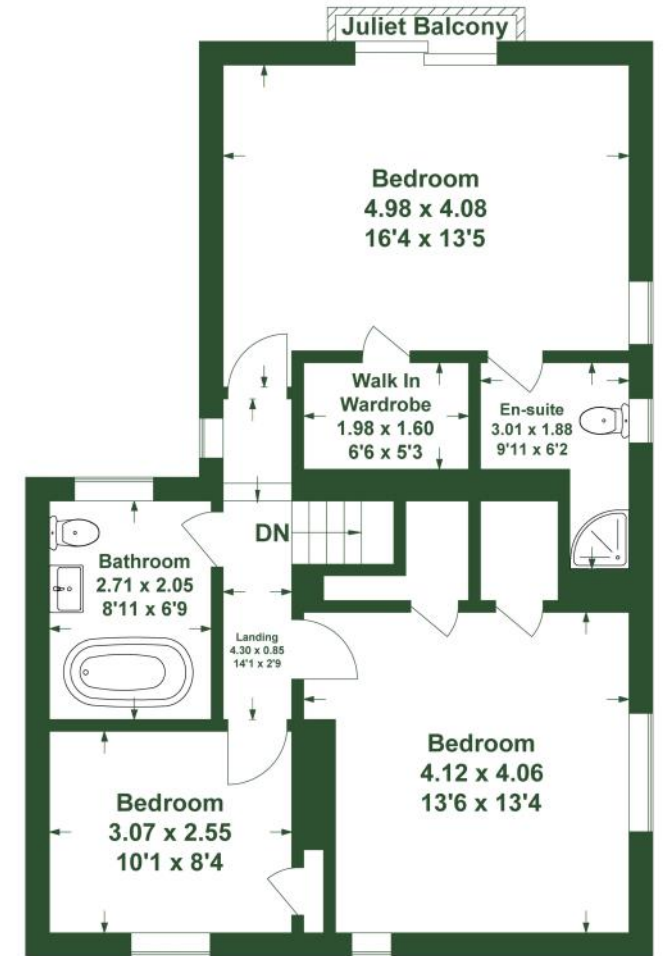
Outbuilding



Outbuilding



Ground Floor



First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		51 E
21-38	F	28 F	
1-20	G		



[Abarnett.co.uk](http://Abarnett.co.uk)

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