



THE OLD RECTORY

HALSALL ROAD, HALSALL, L39 8RN

JACKSON-STOPS 



A PHENOMENAL HISTORICAL
BUILDING, IN THE HEART
OF CHARMING HALSALL
VILLAGE, WEST LANCASHIRE.

GLORIOUSLY POSITIONED
IN PRIVATE GROUNDS
OF APPROX. 4.5 ACRES,
THIS IS AN OUTSTANDING
PROPERTY BOASTING MANY
PERIOD FEATURES WITH
THE ADDED ADVANTAGES
AND COMFORTS OF
LUXURY, MODERN LIVING.

WHAT'S INSIDE

- 04. LIVING AREA
- 06. ENTERTAINING ROOMS
- 08. KITCHEN AND UTILITY
- 10. PARTY SPACE
- 12. MASTER BEDROOM
- 14. OTHER BEDROOMS
- 16. FITNESS CENTRE
- 18. APARTMENT SPACE
- 20. GROUNDS AND FLOOR PLANS
- 22. PROPERTY DETAIL AND CONTACTS

AT A GLANCE

- Entrance vestibule
- Five reception rooms
- Open plan kitchen with dining
- Separate utility
- Cloakroom
- Gymnasium
- Three WCs
- Luxury primary suite with dressing room and ensuite bathroom
- Four further bedrooms, all ensuite
- One bedroom self-contained apartment

LIVING SPACE

HALSALL ROAD, HALSALL, L39 8RN



THE PROPERTY

Lovingly restored and renovated to an exceptionally high standard, this beautiful home presents over 5,000 square feet of excellent accommodation, over two floors, offering five reception rooms, contemporary open-plan kitchen, gymnasium, a luxury primary bedroom suite and even a self-contained one-bedroom apartment.

This is a unique chance to own an incredible property of distinction, exhibiting unparalleled charm and sophistication in a highly desirable area.

Truly a dream home in the West Lancashire countryside.



THE GROUND FLOOR

A remarkable, arched covered porch, guarded by mounted stone dogs takes guests through double doors, glazed with beautiful 'bottle bottom' stained glass windows, surrounded by the same windowpanes and upper clear panes allowing maximum natural light into an impressive, light-filled, parquet floored, foyer entrance with staircase to the upper floor and a secondary external entrance to the rear patio and grounds.

This wonderful hallway immediately opens to a sitting room with views over the rear grounds and features a grand stone, open fireplace with mantle and hearth. It's a relaxing place to entertain friends after dinner as it lies opposite an open-plan formal dining room (which currently doubles up as a billiards room).

The parquet flooring continues down a corridor to an exceptional kitchen, located at the rear with double doors onto a large rear patio.



ENTERTAINING SPACE

HALSALL ROAD, HALSALL, L39 8RN





THE PROPERTY GROUND FLOOR

Overlooking the expansive driveway and frontage of this spectacular home is a large, carpeted, dining room highlighting a full mirrored wall gifting further light into this whole open-plan area and a magnificent Murano glass chandelier.

Further entertaining spaces on the ground floor include the Drawing Room and Snug.

The drawing room is a sunny and bright space with multiple windows and a beautiful marble fireplace. It is softly decorated to further enhance the parquet flooring and crystal chandelier.

The snug is fully panelled and painted in darker tones to create a cosy space for relaxing and reading.



KITCHEN SPACE

HALSALL ROAD, HALSALL, L39 8RN



MAIN KITCHEN & UTILITY SPACE

'On trend' light grey cabinetry with quartz and wood worktops co-ordinate well with the fully tiled ice-white walls and matching large island with breakfast bar and under-counter sink.

A second sink sits close to a Wolf professional range with multiple ovens and a large cabinetry space for a Sub Zero fridge freezer plus all the usual integral appliances. Casual dining is also catered for with ample space for a sizeable table and chairs. A convivial room and a real hub for family and friends' get-togethers.

As if the kitchen isn't enough, a large modern utility with neutral colour sits conveniently just off of it. It's a perfect laundry room with masses of storage but it's also a smaller working kitchen with double Belfast sinks and lots of worktop space.

A well-located WC with pantry lies next to the utility, with external access to the side of the property. So handy for muddy boots, wet children and soggy dogs.



SPACE FOR A PARTY

HALSALL ROAD, HALSALL, L39 8RN

THE KINFOLK HOME

THIS IS HOME





THE PROPERTY GROUND FLOOR

Get the popcorn ready, as opposing the main kitchen sits a reception, decorated in a smart black, set up as a high-end home cinema room with inbuilt speaker system, projector, and remote screen. With black out blinds, it's a real cinema experience to share with the family.

To the side of the house you will find the perfect space to entertain guest, with a large decked space which utilises a large integrated hot tub and large outdoor sofas and an ice dipping bath for those training for that next major milestone.



MASTER BEDROOM

HALSALL ROAD, HALSALL, L39 8RN





MASTER BEDROOM

Moving up a grand, half-turn staircase with treble panel windows allowing light to sweep onto a broad landing, the upper floor is just as impressive as the ground.

An enormous primary bedroom sits to the back with those striking bay windows and measures the depth of the house featuring not just one spacious dressing room, but two, and an ensuite more comparable to a luxury spa than a home bathroom.

Warm-coloured marble floors and half marble walls harmonise with two incredible, period 'his and her' vanity units with basins, standing tall opposite each other, with a free-standing tub sitting centrally within a huge bathroom suite.

A mosaic, deep, walk-in shower boasts steam and massage jets for that extra relaxation after a gym work-out. An old-fashioned but 'new' WC with raised cistern completes this outstanding primary.

OTHER BEDROOMS

HALSALL ROAD, HALSALL, L39 8RN





BEDROOM SPACE

Bedroom-two and three are positioned at the rear of the house and as you would expect offer fabulously high ceilings and they are of a great size. Sharing a richly decorating 'Jack & Jill' shower room with step-in marble tiled shower they are ideal for a visiting family.

Bedroom-four and five lie to the front and offer their own ensuite bathrooms. One features a full tub with shower and screen, vanity basin, and WC and the other a modern shower room with vanity basin and WC.

All bedrooms are immaculately presented with styled bathrooms to suit each bedroom and benefit from air-conditioning. Much thought has gone into the renovation and styling of each room.

An individual WC stands alone at the top of the staircase, just off the landing. Vibrantly decorated it features 'AMTICO' style flooring and Victorian style sanitary ware.

TRAINING SPACE

HALSALL ROAD, HALSALL, L39 8RN





GYM SPACE

The surprise on the first floor is a large gymnasium which lies at the end of the corridor next to bedroom two and four.

Double glazed on three sides, the windows allow for masses of natural light and wonderful views over the grounds and gardens.

A fully rubberised floor, music system and air-conditioning give the gym a professional edge.



APARTMENT SPACE

HALSALL ROAD, HALSALL, L39 8RN





ONE-BEDROOM APARTMENT

Located over the triple garage in the loft space is a contemporary bright apartment. Reached via an external staircase and an inner one, the apartment is warm and inviting. Natural light enters via three large roof windows.

A kitchenette with oven, hob and extractor shares a good-sized living space with solid wood panel flooring.

The wood flooring flows through to a double bedroom with original window which looks over the drive and front lawns.

The bathroom is fully tiled around a full-sized bath with shower and screen. Natural light enters through another roof window.

It's a super edition to an already astonishing home, and could be used as a private rental, a teenage pad or a fantastic home office or work studio.





GROUNDS & FLOOR PLAN

HALSALL ROAD, HALSALL, L39 8RN

Just off Halsall Road, a private drive and remotely access gated entrance runs through the front grounds to an expansive gravel frontage with lots of parking for six or more vehicles.

A triple garage sits below a one-bedroom loft apartment so any special car can have an indoor home.

Around 4.5 acres makes this an extremely private place. Surrounded by very mature trees and shrubs it's not overlooked and you'd never know it was there from the road.

The grounds themselves feature resplendent lawns that have been divided by charming pathways, privet and ground borders for owners and guests to enjoy a stroll or some very lucky dogs.

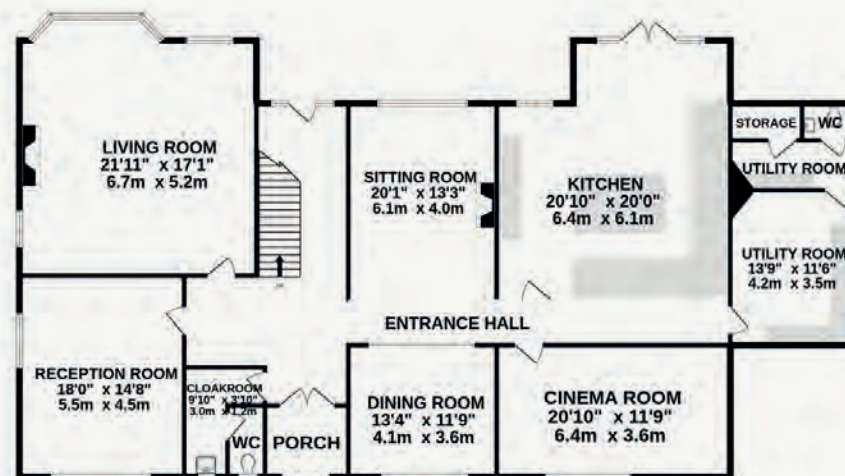
With a small orchard to pick your own fruit, you can enjoy a picnic and then follow the sun around the centrally located house.

An expansive rear stone patio stretches the length of house taking advantage of sunny days and balmy evenings, especially on those occasions when entertaining spills out from inside.

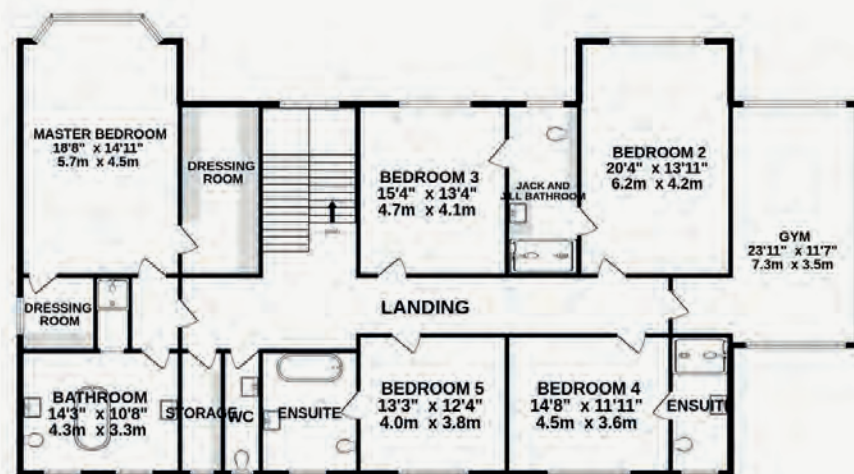
The grounds have been extremely well-kept, and they befit such an elegant house with seemingly Victorian street lights, but the property also benefits from CCTV and an alarm system, bringing it into the modern-day era.



FIRST FLOOR & GARAGE BLOCK



SECOND FLOOR & APARTMENT SPACE



PROPERTY DETAIL

HALSALL ROAD, HALSALL, L39 8RN

Address

The Old Rectory, Halsall Road, Halsall, L39 8RN

Tenure

Freehold with vacant possession

Services

Mains gas, mains water, central heating, air-conditioning throughout bedrooms & gym, broadband, security cameras, alarm system.

Council Banding

H

EPC

D

Local Authority

West Lancashire Borough Council, 52 Derby Street, Ormskirk, Lancashire, L39 2DF

Tel: 01695 577177

Viewing

Strictly by appointment via Karl Ormerod

Tel: 07443 645157

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



LANCASHIRE & THE SEFTON COAST

01704 651029

karl.ormerod@jackson-stops.co.uk

jackson-stops.co.uk



JACKSON-STOPS





THE OLD RECTORY

HALSALL ROAD, HALSALL, L39 8RN