



NEW HALL BARN

NEW HALL DRIVE, SCARISBRICK, PR8 5LB

JACKSON-STOPS 



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TOTAL APPROX. FLOOR AREA 4,793 SQ FT

THIS SPECTACULAR, FIVE BEDROOM, TRUE BARN CONVERSION DATES BACK TO 1672. GRADE II LISTED, IT HAS BEEN RENOVATED TO THE HIGHEST STANDARD AND TRANSFORMED INTO AN EXTRAORDINARILY BEAUTIFUL HOME. POSITIONED ON A PRISTINE ACRE PLOT AND SITUATED OFF AN EXCLUSIVE, TRANQUIL ROAD, THIS EXQUISITE PROPERTY SEAMLESSLY BLENDS MODERN LUXURY WITH A BYGONE ERA.



DRIVING DISTANCES

SOUTHPORT TOWN CENTRE: 10 MINS

MEOLS RETAIL PARK: 5 MINS

BIRKDALE VILLAGE: 12 MINS

ORMSKIRK: 15 MINS

NEAREST TRAIN STATION: 8 MINS

NEAREST BUS STOP: 5 MIN WALK

HILLSIDE & ROYAL BIRKDALE

GOLF CLUB: 13 MINS

AINSDALE BEACH: 15 MINS

LIVERPOOL: 1 HOUR

MANCHESTER: 1 HOUR 15 MINS

M58: 20 MINS

M6: 33 MINS

ACCOMMODATION IN BRIEF

- Expansive central reception
- Two further reception rooms
- Luxury kitchen with dining area
- Boot room/Gym
- Study/games room
- Cloakroom
- Two primary bedrooms (one ensuite)
- Three further bedrooms
- Jack & Jill ensuite bathroom
- Walk in dressing room
- Two family-size bathrooms

OUTSIDE

- Gated entrance
- Expansive off-road parking
- Remotely accessed double garage
- Super-power charged ECCP
- Private rear lawned garden
- Mature trees and shrubs
- Extensive rear patios/terraces
- Alarm system with CCTV

THE PROPERTY

Restoring many of the barn's original features with the addition of vintage pieces makes this remarkable home very special indeed. Refurbishing the countless internal roof beams, double-glazing the many 'slit' vent window and adding an underfloor heating system to reclaimed Yorkshire stone flooring are just a few of the outstanding features you can expect from such an incredible property.

GROUND FLOOR

An imposing glazed dual door, surrounded by further glazed panels with an eight-pane roof window directly above floods natural light into a grand central entrance, with further light entering via an almost identical twin entrance from the rear.

There is so much to take in and feelings of awe creep in as you immediately gaze upwards at the stunning original beams that reach up through three levels. Paired staircases lie on either side of the rear door sharing the room and taking guests up to the next storey and numerous roof windows allow for ample sunlight to strike throughout a huge centrally placed reception.

Looking downwards Yorkshire flagstone flooring makes you think of stately homes and churches. Used here throughout



much of the ground floor it not only looks amazing but has the wonderful addition of underfloor heating radiating warmth throughout a spacious area and contributing to a cosy sensation.

Currently this expansive space has been divided into a sitting area, a formal dining zone and a lounge positioned in front of a magnificent stone fireplace and hearth. Taken from a headmaster's study in an old school, it brings grandeur and has been brought into the 21st century with the addition of a contemporary wood burning stove with chrome pipes either side to create log stores. It's a perfect place to relax and unwind after a winter's dinner party or family festivities.

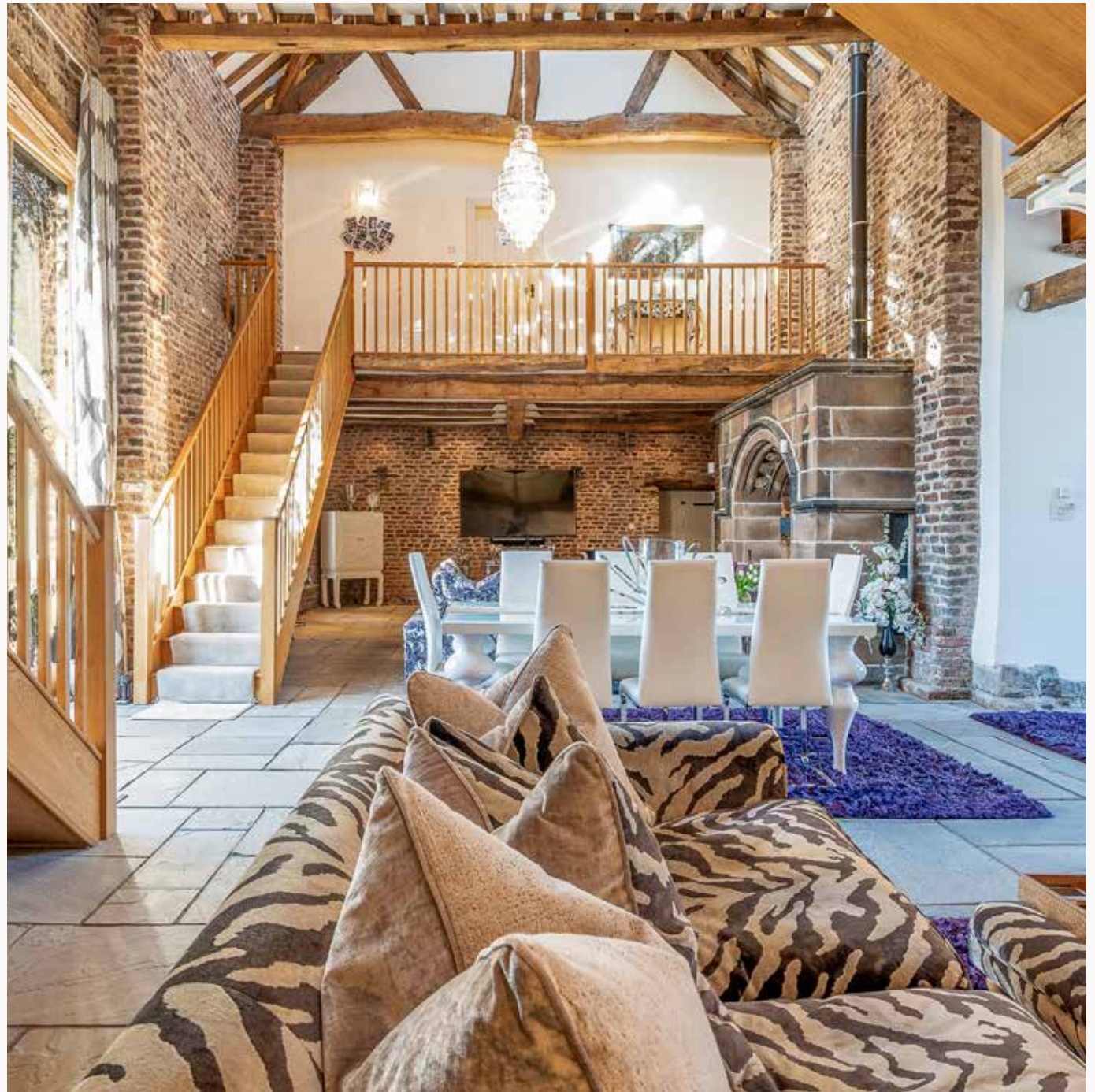
Leading from the main reception the stone flooring continues through white wooden, custom-made bifold doors to a large open kitchen with more informal dining space which looks onto the property's frontage. More roof glazing creates natural light together with several bespoke windows and a stable door leading to an external courtyard.

Dove-grey, 'moles breath' and white coloured cabinetry blend nicely with the stone flooring and white quartz worktops. A substantial island with a with breakfast seating offers further storage and a double 'Belfast' sink sits separately under a side window with mosaic grey-sparkle tile which couples with a large splash-back over a 'Flavel' eight-ring, gas range with ovens. Integral appliances include a fridge, freezer, microwave and dishwasher.

A sizable dining space lies to one side of the kitchen with its own wood-burning stove. A super space to enjoy a more informal dinner with friends or a leisurely weekend breakfast.

A great-sized utility room sits conveniently just off the kitchen. With dark grey quartz worktops, it offers further storage and makes a super laundry room.

A second reception with marble floors lies on the opposite side of the kitchen and is absolutely bathed in sunlight. Incoming via roof glazing, exterior double doors with windows onto a courtyard, a single exterior door with window onto an additional courtyard and two cottage-style windows either



side of an electric flame-effect fire with marble surround. An unusual and individual internal window peeks into the main reception. It's a relaxing and tranquil room, ideal for reading or some quiet contemplation and it's finished off with another wood burning stove for those colder days.

A welcoming lounge / TV room is positioned just off the front entrance, and this offers 'AMTICO' wood-style flooring, a lower beamed ceiling, two cottage-style windows and a door overlooking the frontage. A quirky framed internal 'windowless window' appears as a framed mirror or a picture but does in fact look through to the immense reception.

A handy boot room is located just off this lounge, featuring a painted stone floor, kitchenette with stainless sink and electric hob with natural light via a Velux window. This room flows through to the internal double garage so it's ideal if you've been for a muddy walk with the children or have soggy dogs. You can enter via the remotely accessed garage, without the mess. This space would also make a good gymnasium.

To the last corner of the ground floor sits three very important rooms, a large bedroom, a luxury bathroom, and a walk-in dressing room which the current owner uses as their primary bedroom suite. The carpeted bedroom gives maximum light and offers windows and external doors to each side, both leading to exterior courtyards with a very private one hosting a covered gazebo.

The internal bathroom is again spacious and presents stone floors (with underfloor heating), a large, free-standing tub, a modern vanity basin with storage, WC and half-wood panelled walls with further inbuilt storage. It has recessed lights, strip mood lighting and inbuilt mirrors with LED lights. To complete the primary an internal, carpeted, walk-in dressing room lies next to the bathroom offering dual sided, mirrored wardrobes running the depth of the room with an enviable shoe store connecting the two.

A third staircase to the upper level sits close to the front entrance, as does a convenient guest WC and separate cloakroom, and these complete the ground level.



FIRST FLOOR

An almost secret set of internal stairs take you up to a very private bedroom which sits to the front of the property and reaches into the roof space. Again, we see those beautiful beams and it features a cottage window overlooking the side of the property and offers inbuilt storage. This room leads to a custom-made, wooden, arched, baby-bridge which extends over the light-filled entrance to the opposite side of the property where a bijou sitting room is perfect for relaxing before dinner. This flows nicely into a bright and a spacious, family-size bathroom. Featuring wood-panelled walls, a stand-alone bathtub, WC and antique-style vanity basin this whole area lends itself to be a wonderful guest suite.

Continuing through this side of the property, a wonderful galleried landing oversees the glamorous main reception and expands around to two further bedrooms which share a 'Jack & Jill' shower room with WC and integral vanity with storage. Very unique, the bedrooms both feature resplendently high bare-brick walls with original slit windows, which once were used as vents to allow the haylofts to breathe. Now fully double glazed, they allow sunlight to stream into both rooms and both share a cottage-style window. These rooms sit close to one of the main staircases that descend to the main reception room and the main rear entrance.

To the opposite side of the property another primary bedroom suite is accessed by ascending the second main staircase taking you along the galleried landing where you can't but help look down on to the superlative main reception. This is one of the largest bedrooms and offers stunning vaulted, beamed ceilings with natural light entering via glazed roof panels, a cottage-style window and several of the 'slit' windows previously mentioned. A modern ensuite shower room with walk-in shower, WC and 'his and her' vanity basins with storage completes the suite.



UPPER FLOOR

The last, but not the least room, is accessed via one side of the galleried landing and another staircase guides you up the roof ridge. Hardwood flooring matches the staircase and original beams seamlessly, and this area boasts glazed roof windows that overlook the rear gardens and fields beyond. Currently used as a pool room it has a multitude of uses and would make an excellent home office or simply another place to read, perform yoga or relax.





















GROUNDS & GARDENS

Positioned just off a quiet drive, a gravelled private road leads to a remotely accessed double garage with parking here and to the front of the property for 6+ vehicles. The frontage is made up of cobbles, gravel, and stone slabs with pathways, interspersed with mature plants and shrubs and a miniature-wall with privet sits directly in front of the property and there is secure gated access to the rear.

Externally the property is a real joy as most of the land sits to the rear and is bordered by hedgerows and brick walls. Enormous is size the majority is lawned which gives massive scope for any prospective buyer, and certainly anyone with children and animals. It's a paradise for dogs and a great playground.

The property itself is surrounded by courtyards and terracing. Meandering through pathways of stone and a decorative quarry tile, intimate courtyards lead to more expansive patios. You can host casual BBQs to the most elaborate gatherings as there seems to be a suitable space for every occasion.

Several courtyards present water features for a relaxing ambiance. A very private terrace has access from the ground level bedroom and a central circular patio, bordered by a hedgerow has been built into the lawn and this leads from more extensive terracing highlighting ornamental hardscaping.

New Hall Barn leads to a further barn and the original farmhouse, and these have right-of-way past the property.

New Hall Barn is a historic home that has been brought into the 21st century very successfully, restoring and enhancing its original features and adding luxury finishes to create a highly desirable home.





ABOUT THE AREA

Scarisbrick is a civil parish in West Lancashire, without a village centre. Situated between Ormskirk and Southport, the property is slightly closer to Southport and the surrounding areas. The vibrant Birkdale village is just a short drive away, offering a great choice of restaurants, cafés, bars, shops and tea rooms, most being independent, making it a great for meeting friends.

The town of Southport is again just a short drive, offering all supermarkets and several retail parks not forgetting Lord Street and the many town centre shops. Southport offers all activities throughout the year including many sports clubs, swimming pools and gyms.

If you love golf then you'll be excited to live within minutes of Hillside, Royal Birkdale and Southport & Ainsdale golf clubs, with Hurlston Hall Golf & Health Club and Ormskirk Golf club within 10-15 minutes.

TRANSPORT

Bus links run locally and regularly and can travel further afield including Ormskirk, Crossens, Formby, Liverpool, and Wigan amongst others, with the nearest train station being Meols Cop which is only a seven minute drive from the property and runs on the Merseyrail link running directly to Southport and Liverpool Central.

London can be reached within two hours from Liverpool Lime Street. Liverpool airport can be reached within a 50 minute drive and Manchester airport just under one hour.

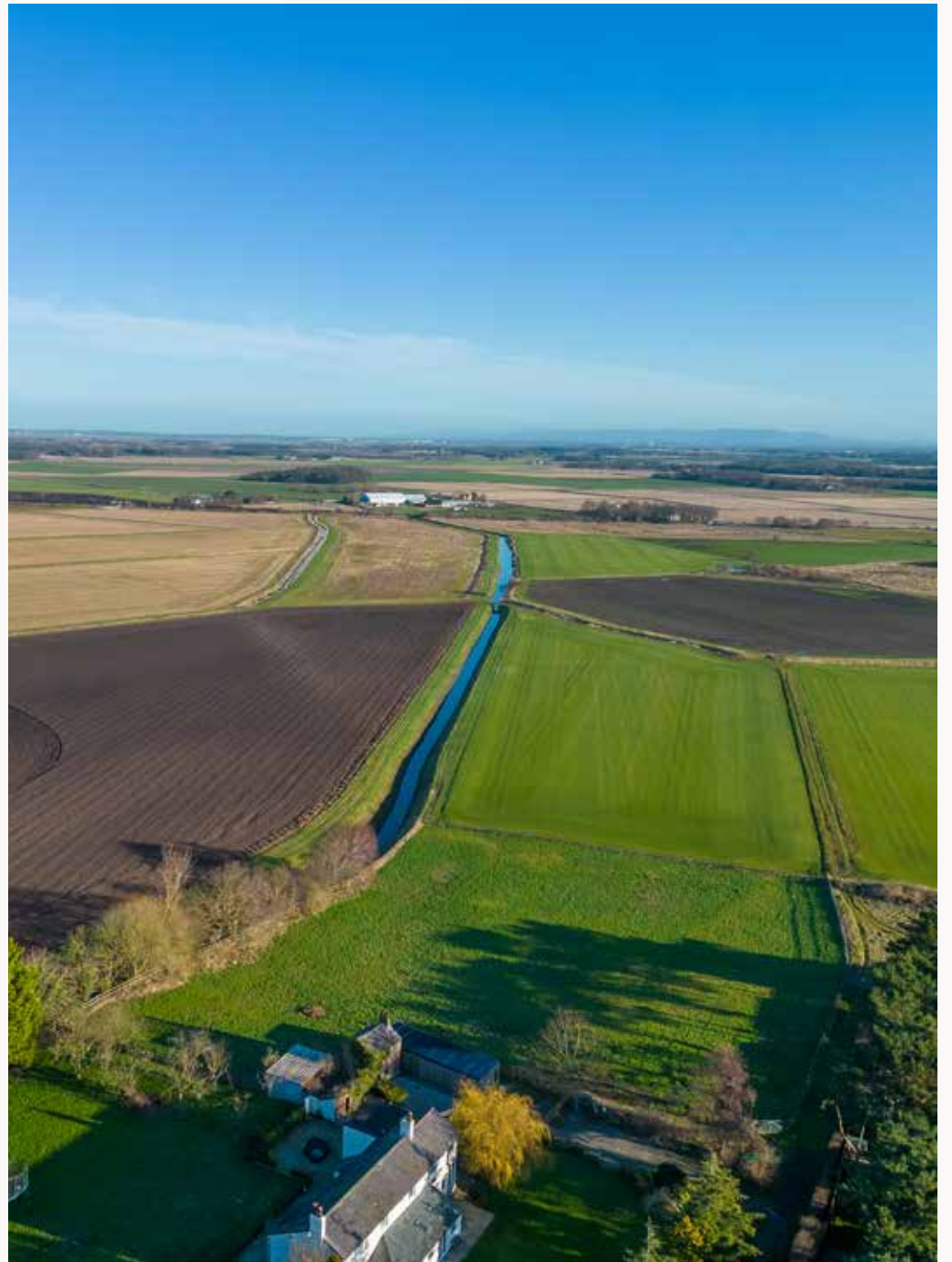
SCHOOLS

There's a large selection of schools around the Southport area with approx. 25 primary and eight secondary. The closest primary school is Birkdale, just a seven minute drive. The closest secondary is Meols Cop High School, just a five minute drive. Christ The King Catholic High School & Sixth Form Centre is only a seven minute drive and Birkdale High School, approx. a 12 minute drive, is rated 'outstanding' by OFSTED.

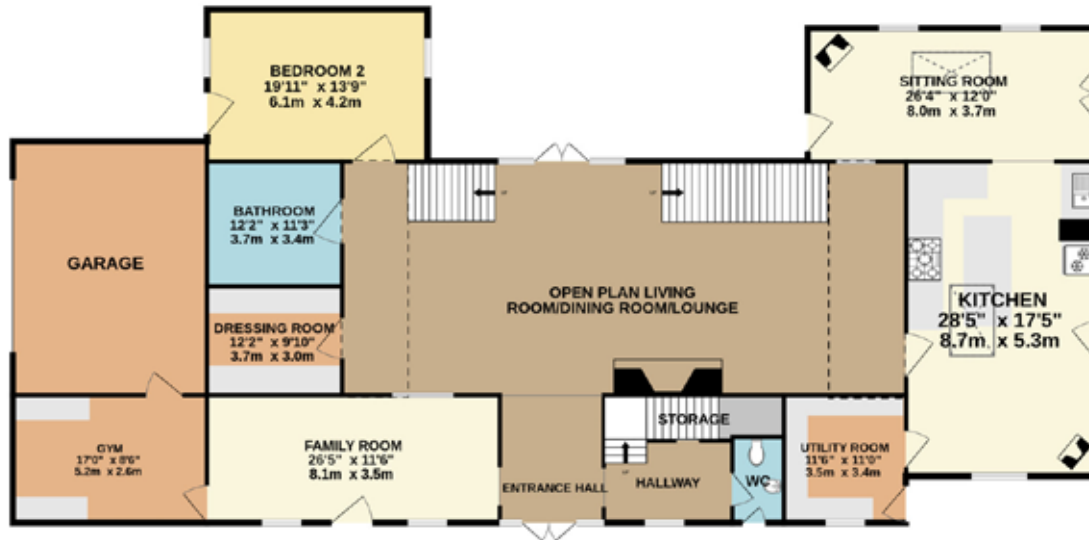
The leading independent school of Scarisbrick Hall is a seven minute drive away and intakes nursery through to 18 years.







GROUND FLOOR
2065 sq ft. (212.6 sq.m.) approx.



1ST FLOOR
1140 sq ft. (106.2 sq.m.) approx.



2ND FLOOR
280 sq ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 4793 sq.ft. (445.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PROPERTY INFORMATION

Address:

New Hall Barn, New Hall Drive, Scarisbrick, PR8 5LB

Tenure: Freehold with vacant possession

Services: Mains gas, mains water, gas central heating, hardwood double glazing, auto sprinkler system, broadband, alarm, CCTV.

Council Banding: G

Local Authority:

West Lancashire Borough Council, 52 Derby Street, Ormskirk, Lancashire, L39 2DF
Tel: 01695 577177

EPC: C

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	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

LANCASHIRE & THE SEFTON COAST

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