



BerkeleyShaw
REAL ESTATE

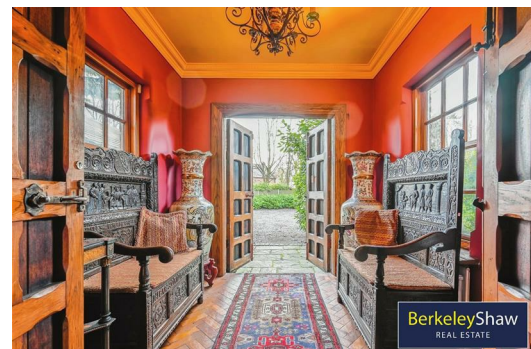
2 Carr Moss Lane, Ormskirk, L39 8SA

By Auction £750,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £750,000.

Nestled on Carr Moss Lane in the charming village of Halsall, Ormskirk, this exquisite Grade II listed Manor House is a true gem of West Lancashire. Lovingly RESTORED by its current owner, this UNIQUE detached residence boasts an impressive FIVE bedrooms and FOUR bathrooms, making it an ideal family home. The property features three elegant reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Entrance Hall

Entering via two large wooden doors with bespoke iron latch locking through to the larger hall and lounge. Windows either side of the entrance.

Hall

Lounge

23'11" x 20'0" (7.30 x 6.1)

A room full of character and features from the brick built fireplace & Oak beams to stone flooring and exposed staircase. With window to the rear and access through to the drawing room.

Drawing Room

17'0" x 12'9" (5.20 x 3.90)

A ideal room to relax and read with windows through to the rear courtyard and access to bedrooms 1 & 2 and bathroom. Stone flooring and exposed beams.

Bedroom 1

15'1" x 12'5" (4.6 x 3.80)

DOUBLE

Bedroom 2

17'0" x 12'5" (5.20 x 3.80)

DOUBLE

Bathroom

8'2" x 8'6" (2.50 x 2.60)

Music Room

22'7" x 10'2" (6.90 x 3.10)

With French style patio doors onto the rear courtyard garden.

Bedroom 3

13'1" x 11'5" (4.0 x 3.50)

DOUBLE

En-Suite

8'2" x 5'6" (2.50 x 1.70)

Dining Room

17'4" x 14'9" (5.30 x 4.50)

A simply stunning room with Parquet flooring, windows to front aspect. Magnificent reclaimed fireplace with wood surround, ask our agent the story behind this beautiful piece of history. Solid wood bespoke door through to Dining Kitchen.

Study

13'9" x 6'6" (4.20 x 2.0)

With windows to the rear courtyard this is a lovely space to work.

Dining Kitchen

15'5" x 8'2" (4.70 x 2.50)

A cottage style kitchen with range cooker built into brick built fireplace, feature stone worktop, integrated appliances and eye level double oven and microwave. Parquet flooring and stainless steel sink with drainer. Spiral staircase up to 1st floor playroom (with restricted head height)

Morning Room

20'4" x 12'1" (6.20 x 3.70)

With exposed beams and brick built fireplace. Access through to front courtyard and also utility space.

Reception room

15'8" x 9'10" (4.80 x 3.0)

Shower Room

5'10" x 3'7" (1.80 x 1.1)

Laundry

4'3" x 2'7" (1.30 x 0.8)

Bedroom 4

11'9" x 7'6" (3.60 x 2.30)

SINGLE

Bedroom 5

24'7" x 21'3" (7.50 x 6.50)

DOUBLE

Boiler Room

10'10" x 8'4" (3.31 x 2.55)

En-Suite

9'2" x 7'7" (2.80m x 2.33)

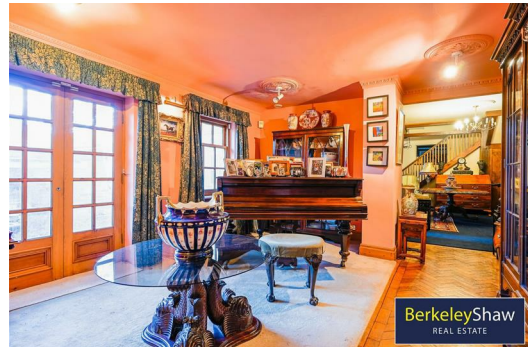
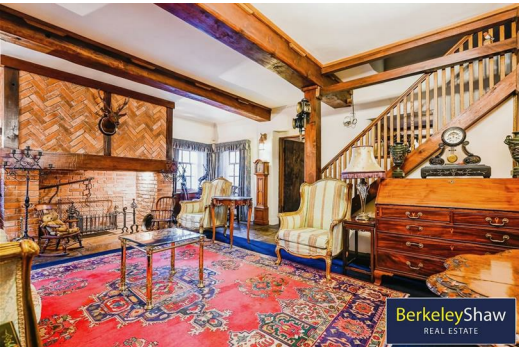
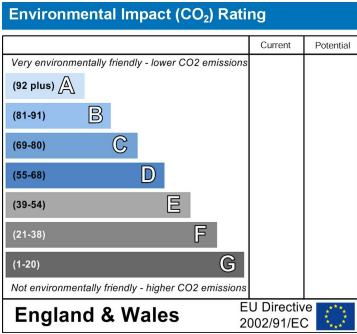
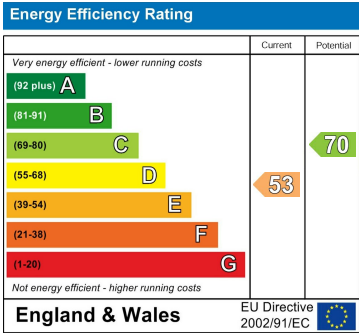
Storage

19'9" x 6'10" (6.04 x 2.09)

Eaves Storage room

Double Garages

Two large double garages which are open-plan internally to create a very spacious storage space for multiple vehicles.



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