



**BerkeleyShaw**  
REAL ESTATE

## 2 Carr Moss Lane, Ormskirk, L39 8SA

Offers Over £800,000

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.

With ample parking for up to twelve vehicles, this home is well-equipped for gatherings. The GROUNDS are equally impressive providing a serene backdrop for outdoor activities. For equestrians, there is potential for a STABLE block, making this property a perfect fit for those with a passion for HORSES.

The Manor House has a rich HISTORY, once part of the Halsall Manor Estate, which was owned by the esteemed Knighted family in the 16th century. The property has connections to Lt. Colonel Charles Lewis Mordant from the 18th century and the FAMOUS Halsall Penny token from circa 1880. The area is steeped in history, with nearby attractions including the Leeds to Liverpool Canal and remnants of the Industrial Revolution.

The exterior features walled courtyards and a tranquil lily pond, enhancing the charm and providing a peaceful retreat. There are TWO LARGE DOUBLE GARAGES with German-manufactured sliding doors, ensuring ample storage and convenience.

Halsall is a Semi Rural village in West Lancashire with St Cuthbert's C E Primary SCHOOL and prestigious Scarisbrick Hall School. Located only a few from miles from BIRKDALE train station the home of Royal Birkdale for golfing enthusiasts. This FREEHOLD property is connected to mains water and gas, and falls under Council Tax band G. With its unique blend of historical significance, modern amenities, and picturesque surroundings, the Manor House presents a rare opportunity to own a piece of Halsall's heritage.



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**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)

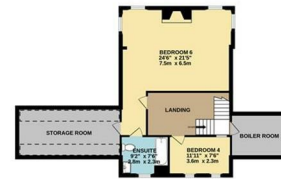
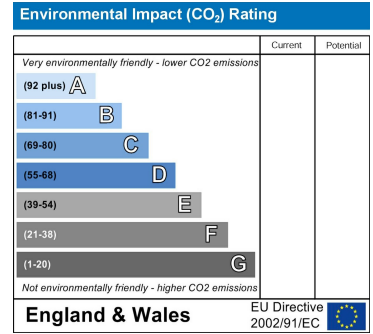
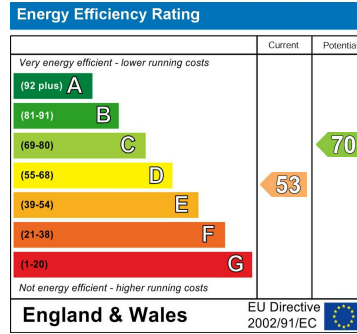
**Storage**

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

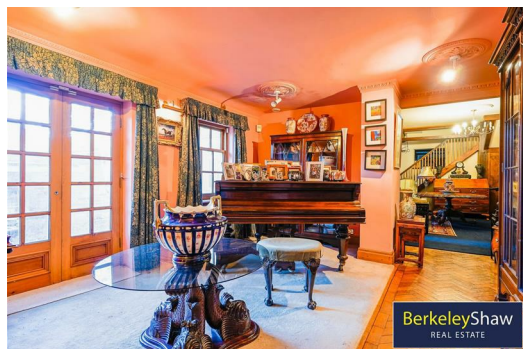
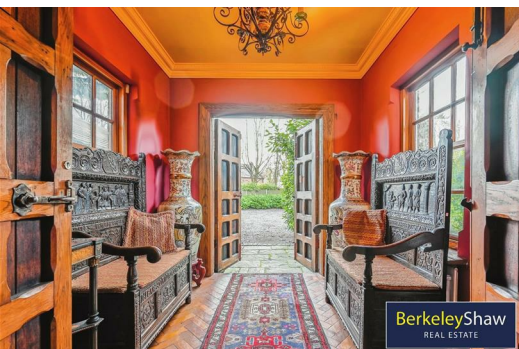
Eaves Storage room

**Double Garages**

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



TOTAL FLOOR AREA: 3731 sq ft (346.6 sq m) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, fixtures, fittings and other items are approximate and no responsibility is taken for any error or omission. It is advised that the purchaser should verify the measurements of any items and prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is to be given as to their operability or efficiency at the time.  
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