



Cross Hall Farm, Crosshall Brow, Ormskirk, L39 2BE



**REGAN &
HALLWORTH**
The Professional Estate & Letting Agents

Cross Hall Farm, Crosshall Brow, Ormskirk, L39 2BE

An impressive five bedroom former farmhouse that extends to nearly 4000 SQ.FT



- Detached former farmhouse
- Five bedrooms
- Four bathrooms
- Four reception rooms
- Impressive 'living kitchen'
- Private gated courtyard
- Double garage
- 3923 SQ.FT

Commanding a prime position along Crosshall Brow a short distance from the highly acclaimed Ormskirk School & Sixth Form College is this imposing double fronted former farm house.

Set behind a gated courtyard the home rests in a private established garden plot. At 3923 SQ.FT this is an impressively proportioned home with high ceilings and spacious rooms, plus it represents excellent value to at just £179 per SQ.FT.

Offering five spacious bedrooms, four bathrooms and four large reception areas in addition to the impressive 'living Kitchen' Cross Hall Farm is a perfect property for a large family or discerning home buyers seeking lots of living space.

The living accommodation comprises a reception hallway, bay windowed lounge with feature fireplace, second lounge/entertainment room with living flame fire and cocktail bar, conservatory and the impressive 'living Kitchen' that flows nicely into the a garden room that extends to over 32 feet in length.

The upper floor is home to a luxurious family bathroom and five bedrooms, three of the bedrooms enjoy their own en-suite facilities with the master bedroom also featuring a dressing area.

Externally, the property is approached via electrically operated wrought-iron gates which reveal a large courtyard area with ornamental lighting and low maintenance planted borders and provides access to the attached double garage. The private enclosed lawned rear garden has been attentively landscaped with several patio and decked areas to enjoy the sun all day long.

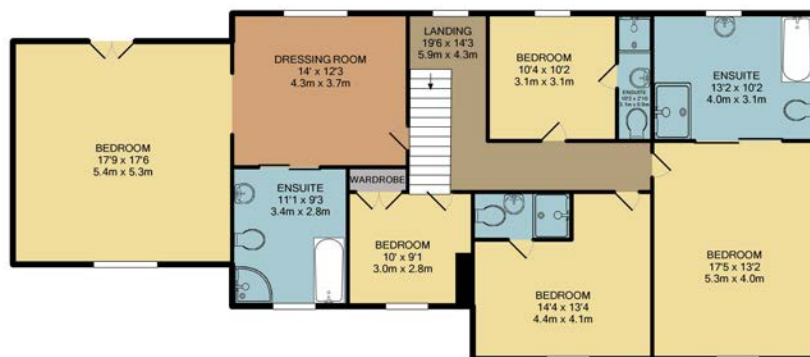
Naturally with a home of this calibre all the windows are double glazed and gas central heating system warms the entire house.







GROUND FLOOR
APPROX. FLOOR
AREA 2412 SQ.FT.
(224.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1511 SQ.FT.
(140.4 SQ.M.)

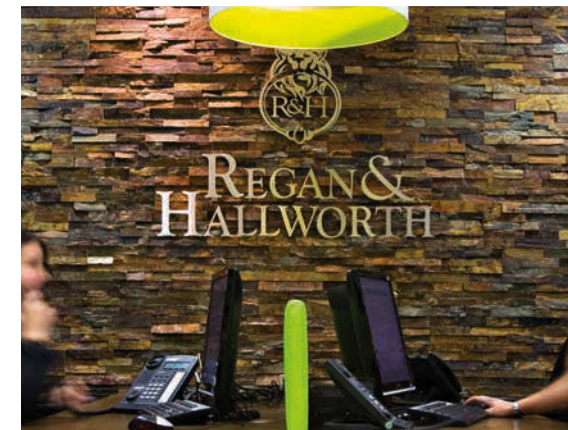
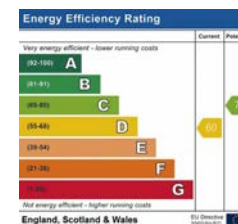
TOTAL APPROX. FLOOR AREA 3923 SQ.FT. (364.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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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