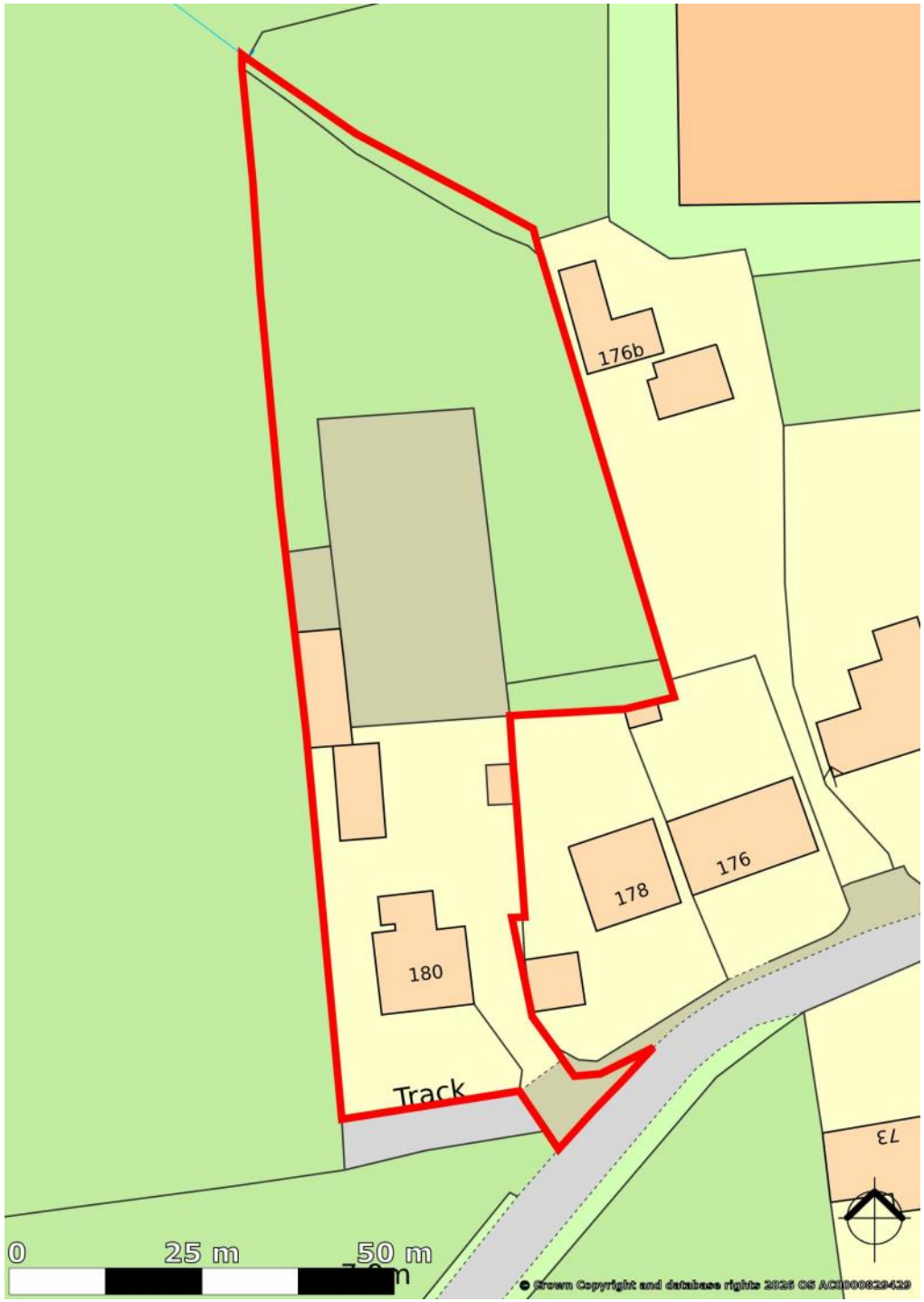


Renacres Lane, Halsall, Ormskirk, Lancashire, L39 8SQ

O.I.R.O. £795,000





Renacres Lane, Halsall, Ormskirk, Lancashire, L39 8SQ

Offers in the region of £795,000

4 Bedrooms | 1 Bathroom | 1.1 Acres

- Attractive four bedroom bungalow offering great flexibility.
- Open fronted steel frame building and range of timber stables.
- Fenced sand and fibre menage with grass paddock beyond.
- Set in 1.1 acres (0.45 ha) or thereabouts.
- Lovely Halsall village edge location.
- Ideal for those with equestrian interests, those who require outbuildings or simply those looking for more space.
- Additional land available via separate negotiation.





A rare opportunity to acquire a well-appointed equestrian property comprising a detached four-bedroom bungalow, stable block, barn, outbuildings, riding manège and grass paddock occupying a delightful rural setting within the highly regarded parish of Halsall.

Set amidst open farmland and enjoying far-reaching countryside views, 180 Renacres Lane presents an excellent lifestyle opportunity for equestrian enthusiasts, smallholders or purchasers seeking a rural home with a range of outbuildings. The property benefits from a superb range of equestrian facilities including a floodlit riding arena, stable accommodation, tack room, barn and paddock grazing, all centred around a substantial gravelled yard providing excellent access for horseboxes, trailers and agricultural machinery.

The detached bungalow extends to approximately 2,111 sq ft and offers versatile family accommodation. The property briefly comprises an entrance hall, spacious lounge, study, fitted dining kitchen with adjoining utility room, conservatory overlooking the grounds, family bathroom and four bedrooms arranged over two floors. The layout offers flexibility for family occupation, home working or multi-generational living.





The wonderful rural nature of this house often dictates that day to day entry is taken from the rear porch which has views over the lovely side garden and patio area. There is a timber floor covering and a part glazed door to the hall. A wc is found off the hall. The conservatory is a lovely space which has a timber floor and offers space to dine and lounge. A part glazed door leads to the side of the property.

The dining kitchen is likely to be the hub of this home, importantly there are views out the yard, perfect for those who enjoy watching their animals. The kitchen is equipped with a range of kitchen units with contrasting worksurfaces and there is a point for a range cooker firide and dishwasher. The utility room is tucked around a wall where there is a point for a washer and drier. The inner hall has doors off to the various ground floor rooms and stairs to the first floor., The lounge enjoys a lovely bay window and patio doors to the side – a great place to enjoy the gardens from. An open fire is set in attractive surrounds.

The family bathroom includes a bath with a shower over, pedestal wash basin and WC. There are two bedrooms on the ground floor but these could be used as reception space to suit the buyer.


WASTE OF MO







The staircase rises up to the second floor where there are two further bedrooms. The vendors have considered extending further in this space.

Externally, the property is approached via a generous gravelled courtyard providing extensive parking and turning space. A substantial open fronted steel-framed barn and a timber stable block provide excellent facilities for private equestrian use. The stables and menage can be seen from the house – most equestrian enthusiasts dream! Beyond the equestrian facilities lies grass paddock, ideally suited to horses, ponies or general amenity use. The property enjoys lovely gardens with a super patio area, lawned gardens and an attractive rockery, tucked behind a high hedge serving to improve privacy

The property occupies a sought-after rural position within easy reach of Halsall, Burscough and Ormskirk, offering the perfect balance of country living and accessibility. Local amenities, schools, transport links and leisure facilities are all readily available, whilst the surrounding countryside provides an abundance of riding, walking and outdoor pursuits.

This is a genuine lifestyle property offering a combination rarely available to the market, with a comfortable family home complemented by a comprehensive range of equestrian facilities and outbuildings. The property will appeal to private horse owners, those seeking a smallholding, or purchasers wishing to enjoy the benefits of rural living with space and versatility seldom found in more conventional residential properties. There is the opportunity to purchase additional land and equestrian facilities (via separate negotiation) only a short drive from the property.









General Remarks

Services: The property has the benefit of mains water, mains sewerage and mains electricity. Heating is by way of an LPG / Oil central heating system.

Parking allocated and number of spaces : Driveway parking for multiple vehicles.

Construction Type : Brick under slate.

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A - Information obtained from the Local Authority and British Geological Survey

Communications :
Broadband: Ultrafast broadband available in the area
Mobile signal: Good outdoor signal available in the area
The above information is according to Ofcom http://checker.ofcom.org.uk

Date of photographs: June 2026

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: West Lancashire Borough Council **Council Tax:** Band D

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mrs Hannah Towers BSc (Hons) MRICS FAAV MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : songbirds.blackouts.rebounds

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

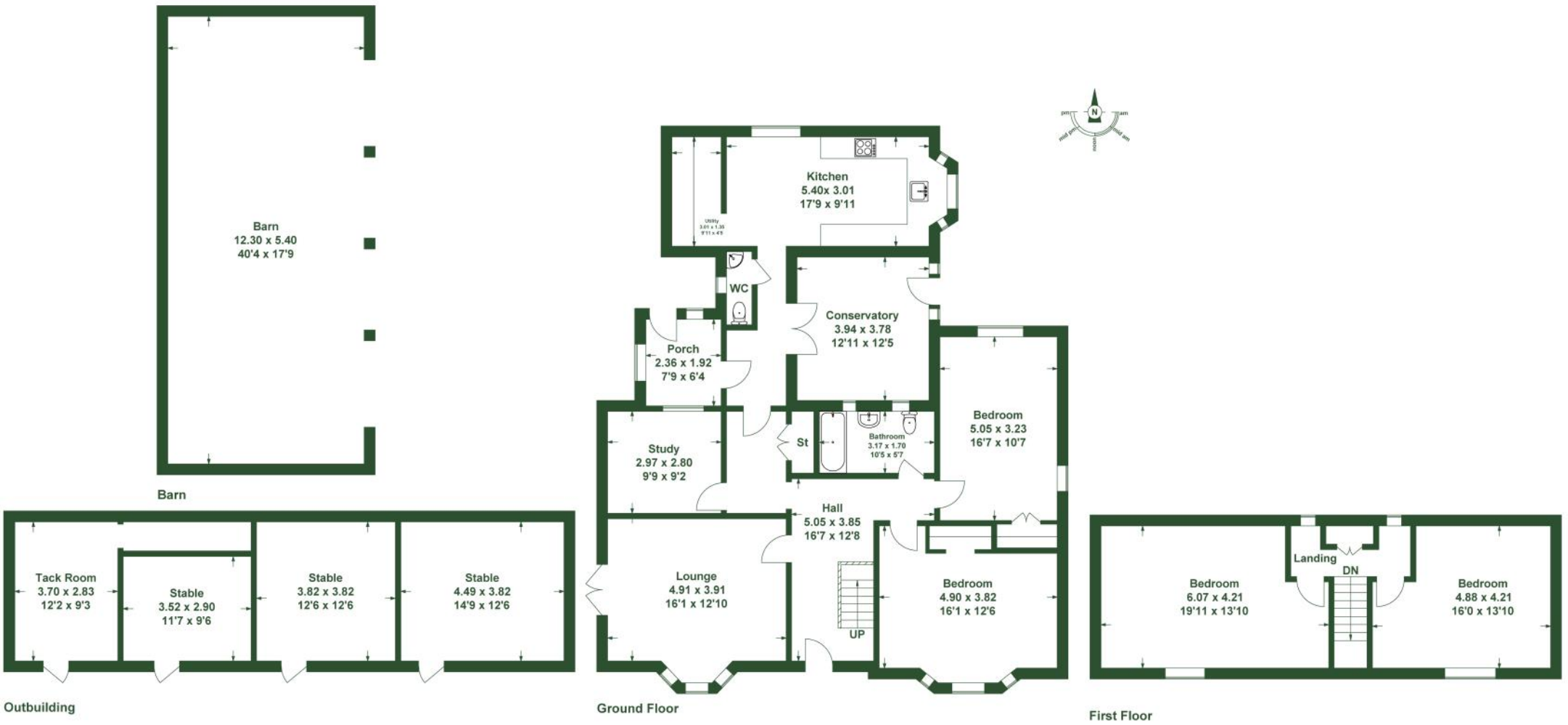
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

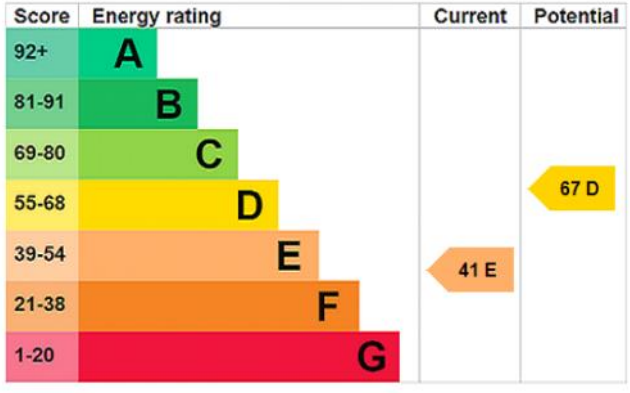
Approximate Gross Internal Area : 196.13 sq m / 2111 sq ft
Barn : 66.42 sq m / 715 sq ft
Outbuilding : 57.72 sq m / 621 sq ft
Total : 320.27 sq m / 3447 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract





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