



Oak Cottage, Plex Lane,
Halsall, L39 7JZ

£550,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Nestled in a RURAL SETTING, this charming COTTAGE-STYLE DETACHED HOUSE embodies the essence of IDYLLIC COUNTRY LIVING, boasting BREATHTAKING OPEN VISTAS that stretch as far as the eye can see. With a rich history spanning 30 years, this cherished home has been a beloved sanctuary where cherished memories were made, generations were raised, and laughter echoed through its walls. Now, it eagerly awaits new owners to embark on their own journey of joy and create their own tapestry of unforgettable moments.

IMPECCABLY MAINTAINED over the years, the property exudes timeless elegance and offers TASTEFULLY STYLED accommodation that seamlessly blends COMFORT with SOPHISTICATION. Enhanced with SOLAR PANELS, the home not only champions sustainability but also provides a steady income stream, a testament to its forward-thinking design and practicality.

As you approach, the house captivates with its charming KERB APPEAL, promising a WARM WELCOME that extends throughout. Stepping inside, the heart of the home reveals itself in the form of a SPACIOUS DINING KITCHEN, where culinary delights are prepared amidst the BACKDROP of SPECTACULAR SUNSETS painting the open fields. The dual-aspect LOUNGE, adorned with BI-FOLDING DOORS, invites the outside in, offering a seamless connection to the picturesque surroundings.

A haven for relaxation awaits in the SEPARATE SITTING ROOM, complete with a wood-burning stove, while the inclusion of a HOME OFFICE caters to modern lifestyles. Practicality meets luxury with the addition of a DOWNSTAIRS SHOWER ROOM, ensuring convenience for everyday living.

Ascending the stairs, FOUR BEDROOMS await, accompanied by a FAMILY BATHROOM. The main bedroom indulges in its own private EN-SUITE, providing a sanctuary of comfort and tranquillity.

Outside, the enchantment continues, as meticulously maintained gardens unfold, spanning an IMPRESSIVE 0.34 OF AN ACRE. A sanctuary for nature lovers and garden enthusiasts alike, the expansive plot offers endless possibilities, from cultivating your OWN VEGETABLES to revelling in the bounty of FRUIT TREES and the joyful presence of FREE-ROAMING CHICKENS.

Embrace the ALLURE of COUNTRY LIVING and seize the opportunity to make this unique and wonderful home your own. Schedule a viewing today.

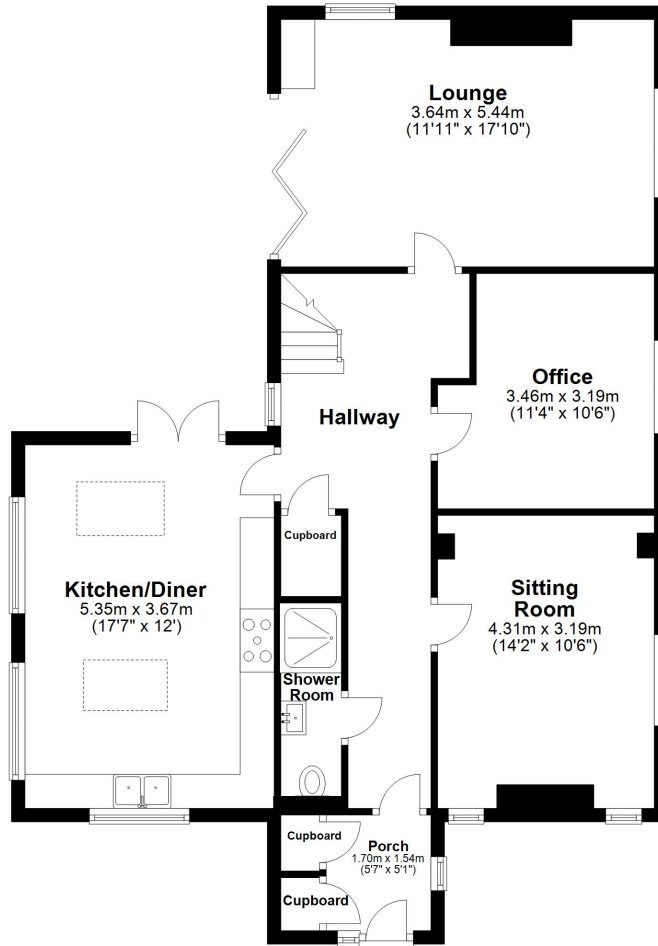






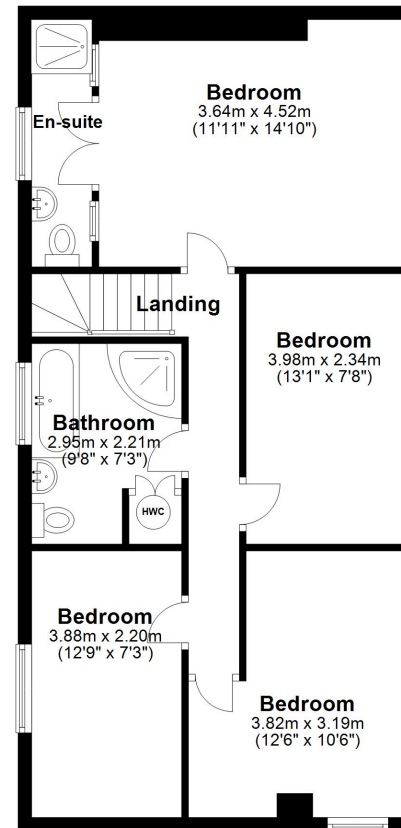
Ground Floor

Approx. 87.5 sq. metres (941.7 sq. feet)



First Floor

Approx. 64.7 sq. metres (696.9 sq. feet)



Total area: approx. 152.2 sq. metres (1638.6 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

