



North Moor Villas,
Halsall, L39 8RF

OFFERS OVER
£725,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Set within an exclusive, privately gated development in the desirable village of Halsall, this striking contemporary home offers exceptional modern living with a level of design rarely found in the local market. Built in 2021, the house sits amongst a small collection of individual properties, each with its own architectural identity, and this five-bedroom residence stands out for its clean lines, impressive glazing and beautifully considered interior specification.

The entrance hall makes an immediate impression with full-height glazing and a FEATURE ROOF WINDOW that floods the space with natural light. From here, the layout flows effortlessly into the OPEN-PLAN KITCHEN / DINING ROOM – a superb living and entertaining space finished with sleek cabinetry, integrated appliances, a central island and wide sliding doors opening onto the garden. The adjoining LOUNGE is a calm and elegant retreat with a CONTEMPORARY FLUSH-FITTED FIRE and sliding doors opening onto the garden. A separate SNUG provides additional flexibility, ideal as a PLAYROOM, OFFICE or quiet TV room.

The ground floor also includes a UTILITY ROOM, WC, and a FIFTH BEDROOM with fitted wardrobes and a modern EN-SUITE – perfect for guests or multi-generational living. The house benefits from excellent storage, including a LARGE GARAGE connected directly to the hallway.

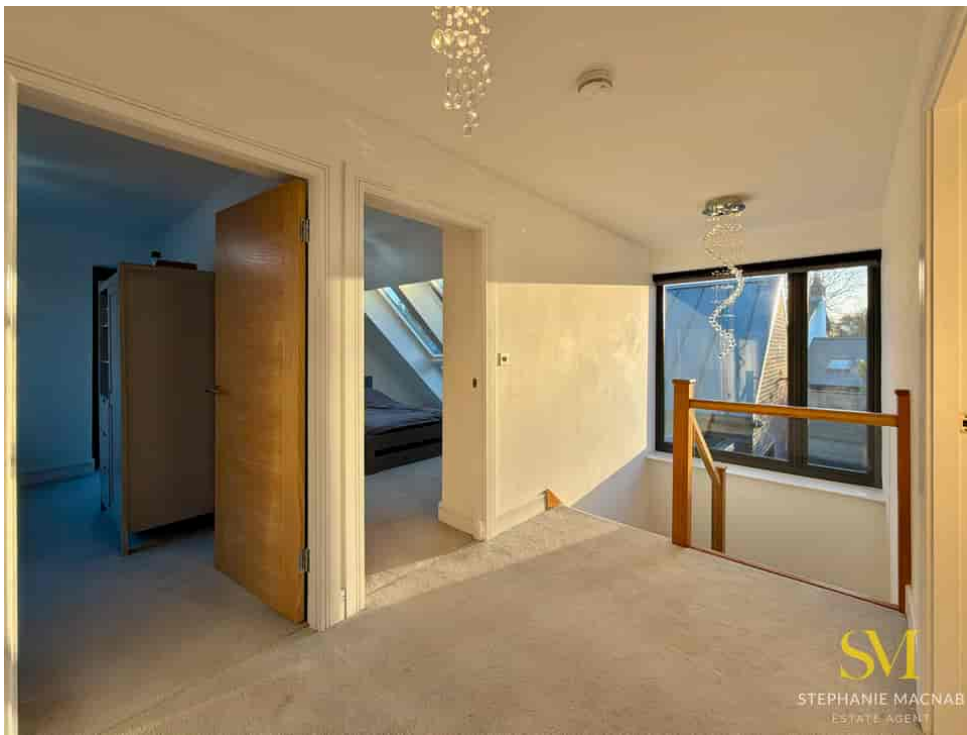
A glass and oak staircase rises to a light-filled landing, illuminated by a dramatic picture window. The first floor provides FOUR DOUBLE BEDROOMS and a stylish FAMILY BATHROOM. The main bedroom suite enjoys a peaceful rear outlook with FLOOR-TO-CEILING WINDOWS, a walk-through wardrobe and a beautifully appointed EN-SUITE SHOWER ROOM.

The garden is designed for low-maintenance luxury with a LARGE PERGOLA featuring built-in heating, an OUTDOOR KITCHEN AREA, porcelain tiles and artificial lawn – ideal for year-round entertaining. To the side is a private courtyard garden, while the front provides ample parking within the secure gated setting.

Finished to an impressive standard throughout – including ground floor UNDERFLOOR HEATING, INTEGRATED CEILING SPEAKERS, HIGH-QUALITY FLOORING and TWO BOARDED LOFT SPACES – this is a home that offers style, space and modern convenience in one of Halsall's most exclusive and sought-after locations.







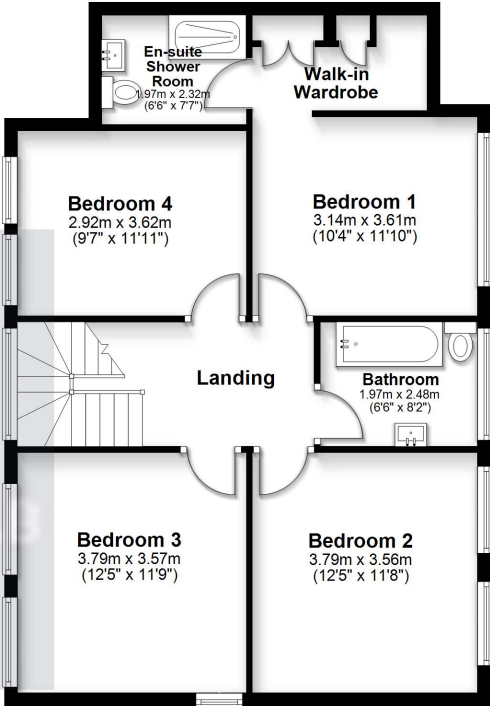
Ground Floor

Approx. 128.8 sq. metres (1386.4 sq. feet)



First Floor

Approx. 74.9 sq. metres (805.7 sq. feet)



Total area: approx. 203.7 sq. metres (2192.1 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	83	89		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
EU Directive 2002/91/EC				
England, Scotland & Wales				