















Park House, Lyons Lane

Appleton

An exceptional large detached house in the Georgian style, situated on the town's premier road in gated, beautifully landscaped south west facing gardens of three quarters of an acre, extended and beautifully remodelled throughout, and presented impeccably by the present owners.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Impressive modern detached house on the towns premier road, in all over 7600 square feet
- Extended and beautifully remodelled interior
- Six bedrooms, six bathrooms, six reception rooms
- Stunning south west facing landscaped gardens of three quarters of an acre
- Just several hundred metres walk to The Dingle
- Pretty, tree lined no through road opposite the Park entrance



FIRST FLOOR

GARDEN ROOM
28'7" max x 21'5" max
8.72m max x 6.60m max

HOME CINEMA
20'3" x 15'1"
6.19m x 4.61m

UTILITY ROOM
17'4" x 12'7"
5.19m x 3.89m

FAMILY DINING KITCHEN
29'0" max x 28'0" max
8.93m max x 8.53m max

LOUNGE
21'4" x 19'6"
6.51m x 5.96m

STUDY
21'4" x 11'3"
6.49m x 3.58m

ENTRANCE HALL

DINING ROOM
21'4" x 13'4"
6.51m x 4.06m

The floor plan shows a rectangular layout with the following rooms and dimensions:

- BEDROOM 3:** 21'9" x 12'6" (6.63m x 3.89m). Includes a closet and a walk-in wardrobe.
- BEDROOM 2:** 19'4" x 12'7" (5.98m x 3.84m). Includes a closet and a walk-in wardrobe.
- BEDROOM 4:** 21'9" x 11'9" (6.63m x 3.56m). Includes a closet and a walk-in wardrobe.
- PRINCIPAL BEDROOM SUITE:** 37'9" x 21'11" (10.2m x 6.68m). Includes a closet and a walk-in wardrobe.
- LANDING:** A central area with a staircase and a gallery area.
- BALCONY:** Located at the top right of the plan.

Floor plan of the second floor showing the following rooms and dimensions:

- BEDROOM 5: 22'2" x 15'3" (8.73m x 4.64m)
- STUDY: 8'9" x 11'3" (2.66m x 3.53m)
- READING AREA: 15'7" x 17'9" (4.70m x 4.93m)
- BEDROOM 6: 12'9" x 12'9" (5.70m x 5.03m)
- ENCLAVE: 11'3" x 7'4" (3.53m x 2.36m)
- EAVES STORAGE

GARAGING
31'4" x 23'6" max
9.54m x 7.16m max

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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