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Torpenhow Frankby CH48 1NF

£675,000

part of
the venmore group





About the property

A rare opportunity has arisen to purchase a unique detached home set within the exclusive grounds at Torpenhow. Approached via a sweeping driveway, a set of intercom accessed electric gates leads to 'The Lodge', a beautiful house in rustic brick, sitting within a secluded, most enchanting woodland setting. Offering accommodation arranged over two floors, the reception hall welcomes you through to the inviting breakfast kitchen fitted with a range of bespoke designed, handmade shaker style cabinets with feature island, lounge area, dining room, utility room/w.c., sitting room with wood burning stove, superb timber and glass constructed 'garden lounge', two double bedrooms one en-suite, are located to the first floor together with the family bathroom then on to the impressive master suite, a room of impressive proportion with comprehensive bespoke made robes and luxury en-suite shower room. Established gardens surround the house with a delightful, feature enclosed courtyard, so placed to offer as a superb 'Al Fresco' dining area. In addition to the driveway, the double garage offers excellent parking facility as well as a spacious first floor store room. In all a most impressive home of quality and high specification, unique both in its setting and design and one which simply must be considered by those seeking a charming home within a discreet location.

Property Entrance

Property entrance with timber built storm porch with light and tiled threshold to superb feature timber door through to reception hall.

Reception Hall

14' 1" x 13' 5" (4.29m x 4.09m)

With turned staircase rising to first floor accommodation, under stair storage cupboard, inset spotlighting, stone laid flooring and cupboard housing utility meters.

Lounge

14' 2" x 15' 3" (4.31m x 4.64m)

With inset halogen spotlighting, stone laid flooring, double glazed window to the front elevation, a set of double opening doors leading through to garden room and feature fireplace with exposed rustic brick and timber mantle with recess housing Aga multi fuel burning stove.

Garden Room

13' 5" x 14' 1" (4.09m x 4.29m)

Of brick and timber construction with four velux roof line tilt opening windows and glass panels surround with French opening doors leading to garden approach area, stone laid flooring, power and lighting.

Dining Kitchen

Lounge Area- 16' 7" x 12' 2"

(5.05m x 3.71m) With inset halogen spotlighting, bay window to the front elevation with shutters fitted, a suite of bespoke furniture incorporating book shelving with cupboards beneath, display cabinets with cupboards beneath in Oak, stone laid flooring, concealed wiring suitable for wall hung television, through to breakfast kitchen.

Breakfast Kitchen- 9' 4" x 20' 7"

(2.84m x 6.27m) Comprehensively fitted in a range of wall, base and drawer units in a bespoke hand crafted Oak and painted finish with polished Granite work tops and up stands over incorporating central

circular island/breakfast bar with cupboards and drawer storage beneath, further dresser/housing unit incorporating space for American style fridge freezer, part glazed display cabinet and storage. Kitchen area incorporating under mount Villeroy & Boch double enamel sink unit with mixer tap over, numerous cupboards and drawers, chimney breast incorporating space for slot in Range style cooker with concealed extractor hood over, cupboard incorporating Bosch combi microwave oven, windows to front elevation and stone til laid flooring, opening through to dining room.

Dining Room

14' 5" x 10' 2" (4.39m x 3.10m)

With inset spotlighting, two sets of double glazed windows to the side elevation, a set of double opening French doors to garden area, stone laid flooring, interconnecting door through to utility room.

Utility Room

5' 7" x 5' 9" (1.70m x 1.75m)

Fitted with a run of work top with cupboards beneath, space and plumbing for washing machine and tumble dryer, Vaillant condensing gas central heating boiler, shelving, tiled flooring.

Ground Floor WC

5' 7" x 3' 9" (1.70m x 1.14m)

Fitted with a suite in white comprising corner wash hand basin with corian circular sink unit and mono bloc mixer tap over with cupboards beneath, corner close coupled feature WC, stone tiled flooring, part tiled to complement to dad height and double glazed window to side elevation.

First Floor Accommodation

From reception hall, turned staircase to main landing area.

First Floor Landing

With inset spotlighting and velux roof line tilt opening window to the front elevation. Inner landing with double panelled radiator, through to master bedroom suite.

Master Bedroom

20' 9" x 21' 5" (6.32m x 6.52m)
Fitted in a bespoke suite of hand made bedroom furniture incorporating comprehensive wardrobe space with hanging rails, drawer stack and cupboards, recess for television, book shelving, complementary knee hole style dressing table and bedside cabinets, three windows to the front elevation, four velux roof line tilt opening windows, interconnecting door through to en suite shower room.

Master En Suite Shower Room

6' 2" x 10' 0" (1.88m x 3.05m)
Fitted in a contemporary styled suite in white comprising concealed cistern WC by Duravit, vanity wash hand basin to complement by Duravit with mixer tap over set into vanity cabinet with storage and light over, wet room style walk in shower enclosure with shower unit fitted and spray attachment, velux roof line tilt opening window, Travertine tiled walls and flooring to complement, chrome ladder style towel heater, extractor unit and under floor heating.

Bedroom Two

14' 2" x 15' 2" into door recess reducing to 11'1" (4.31m x 4.62m into door recess reducing to 3.38m) Fitted with a suite of bespoke hand made bedroom furniture offering comprehensive wardrobes hanging rail and storage space with chest of drawers, eaves storage, double glazed windows to the front and side elevations, twin eaves store cupboards with shelving, double panelled radiator, concealed wiring suitable for wall hung television, interconnecting door through to en suite shower room.

Bedroom Two En Suite Shower Room

7' 8" x 3' 6" (2.34m x 1.07m)
Fitted with a contemporary styled suite in white by Villeroy & Boch comprising wash hand basin set into cabinet with mono bloc mixer tap over by Hansgrohe, concealed cistern WC, double step in shower enclosure with shower unit fitted, tiled walls, with mosaic detail, complementary tiled flooring, velux roof line tilt opening window and extractor unit.

Bedroom Three

10' 9" x 10' 6" (3.27m x 3.20m)
With double glazed window to front elevation, single panelled radiator, double wardrobe offering hanging rail and storage space, inset halogen spotlighting, deep linen cupboard hosiery hot water cylinder with shelving.

Bathroom

10' 5" x 6' 2" (3.17m x 1.88m)
Fitted in a heritage style suite by Lefroy Brooks comprising WC, wash hand basin, slipper style bath with telephone style mixer tap over, inset eyeball halogen spotlighting, extractor unit, tongue and groove panelled walls to dado height, Travertine tiled flooring, velux roof line tilt opening window, antique style towel heater/radiator.

Exterior

Accessed via a set of electric opening gates with intercom access system, a driveway leads to a stone block paved driveway area offering off road parking for numerous vehicles, lawned garden area offers ease of maintenance with established

borders and mature planting, with steps ascend to a front side garden offering a delightful space for relaxation and entertaining throughout the seasonal months, a further paved pathway leads to a patio area which leads directly from the dining room and in turn leads to a further secluded patio space and rear service area, outside water tap.

Detached Garage

20' 9" x 16' 1" (6.32m x 4.90m)
With double opening remote control door, power and lighting, steps ascending to upper floor area, offering superb storage facility.



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PROPERTY DETAILS

Viewing Arrangements and Location

Viewings to be made strictly by appointment only through the agent.

From West Kirby centre proceed up Grange Hill, along Column Road to the Caldly roundabout. Turn left into Montgomery Hill and the entrance to Torpenhow is then on the left hand side approximately 400 yards from the roundabout.

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

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