



VALLEYFIELD, NORTH END LANE | HALEWOOD | LIVERPOOL | L26 5QB |

OFFERS OVER £450,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

Valleyfield, North End Lane Halewood, Liverpool, L26 5QB

Located at the bottom of a no through road in a most peaceful tranquil location and having extensive views across open farmland and beyond a 3 bedroom detached family home having scope for extension and modernisation set within extensive landscaped gardens of approximately 0.47 acres. The property which was built on land previously owned by Lord Derby and briefly comprises entrance porch, reception hall, two reception rooms, conservatory, garden room, kitchen, utility and cloakroom. To the first floor the master bedroom has a en suite dressing/shower room, 2nd bedroom with en suite shower room, third bedroom and family bathroom. There is a single garage and separate double garage/workshop. The secluded landscaped gardens are a very appealing feature to this property having a wide variety of mature trees, orchard and shrubbery borders.





INTRODUCTION

A well-presented three bedroom detached early 1950's family home offering peace and tranquility at the bottom of a no through road. Set in beautiful landscaped gardens on a plot not far short of half an acre whilst also having an arrangement to rent adjoining paddocks with a timber stable, tack and feed store. The property is located in a secluded private setting in a sought after location whilst having good access to excellent road links providing access to the motorway network.

The accommodation opens with a good size reception hall giving access to the two main principal reception rooms, both the conservatory and garden room which are situated to the rear and side of the property take full advantage of the views across the garden and surrounding fields, there is a kitchen which overlooks the rear garden also and gives access to the utility room and cloakroom.

From the reception hall a feature cherry wood turned staircase leads to the first floor landing where you will find the master bedroom which has an adjoining dressing room and en suite shower room, second bedroom also having en suite facilities, third bedroom and family bathroom.

Externally the driveway provides ample parking and gives access to a single garage, double garage/workshop. There are well maintained gardens to the front, side and rear principally being laid to lawn with mature spruce and silver birch trees, orchard, variety of shrubs and plants.

DOUBLE GLAZED DOOR AND SIDE SCREEN TO EITHER SIDE LEADING TO

ENTRANCE PORCH

Cloaks rail, original part glass panel door leads to the:

RECEPTION HALL

Central heating radiator, telephone point, cloaks cupboard housing the electric meters, double glazed window.

LIVING ROOM

16' 5" x 12' 7" (5m x 3.84m) Double glazed window to the front elevation, window seat, original tiled fireplace housing a propane living flame fire, display shelving and cupboard to the recess, 3 double wall light points, 3 picture wall lights, TV point, central heating thermostat, coved ceiling, two central heating radiators.



DINING ROOM

11' 7" x 9' 10" (3.53m x 3m) Picture light, coved ceiling, hardwood double glazed french doors having glass side panels lead to:

CONSERVATORY

9' 11" x 9' 10" (3.02m x 3m) Range of double glazed windows and french doors lead to the garden, ceramic tiled floor, ceiling fan, double panel radiator.

KITCHEN

11' 7" x 11' 6" (3.53m x 3.51m) Well fitted having a range of oak fronted base and wall mounted cupboards and drawers, complimentary working surface, four plate Zanussi hob, Neff electric oven, stainless steel sink unit with mixer tap, Bosch integrated dishwasher, integrated fridge and freezer, double wall glazed display cupboard, double glazed window overlooking the rear garden, tiled splash back, wall mounted original Parkray coal fire, ceramic tiled floor, double panel radiator, ornamental beam ceiling, ceiling spotlights, step down to:

UTILITY ROOM

4' 11" x 4' 11" (1.5m x 1.5m) Plumbing for automatic washing machine, void for fridge and freezer, double wall cupboard, working surface, secondary glazed window, ceramic tiled floor.

CLOAKROOM

Wall mounted wash hand basin, low level WC.

GARDEN ROOM

16' 4" x 10' 0" (4.98m x 3.05m) Double glazed windows and double glazed French doors lead to the rear garden, double panel radiator, dado rail, pelmet lighting.

TURNED CHERRY WOOD STAIRCASE LANDING

Double glazed window taking advantage of views across open countryside, airing cupboard housing the hot water tank, storage shelving, picture light.

MASTER BEDROOM

16' 5" x 11' 5" (5m x 3.48m) Range of mirror fronted robes giving access to a walk in dressing area having hanging rails and shelving and further access to eaves storage. Door to:

EN SUITE SHOWER ROOM

Shower cubicle, wall mounted wash hand basin, tiled walls, extractor, mirror fronted wall cupboard.

BEDROOM 2

11' 7" x 9' 10" (3.53m x 3m) Double glazed window overlooking the rear garden, single panel radiator.



EN SUITE SHOWER ROOM

Shower cubicle, wall mounted wash hand basin, low level WC, part tiled walls, double glazed window.

BEDROOM 3

9' 10" x 8' 2" (3m x 2.49m) Double glazed window to the front elevation having extensive views, dado rail, single panel radiator, telephone point, built in storage cupboard.

BATHROOM

2 piece suite comprises panel bath, wash hand basin set within a vanity unit, fully tiled walls, double glazed window having opaque glass.

SEPARATE WC

Low level WC, wall mounted wash hand basin, fully tiled walls, double glazed window having opaque glass, tiled floor, access to roof space.

EXTERIOR

The property is approached via heavy wrought iron gates giving access to a brick paved drive providing parking and access to the single and double garage/workshop. There is a stone wall to the front boundary, front lawn garden, mature hedging and a variety of shrubs and plants, pedestrian gated access leads to both the rear and side gardens. Outside lighting.

GARAGE

18' 0" x 9' 10" (5.49m x 3m) Up and over door, light and power, oil boiler serving the central heating and domestic hot water, inspection pit.

SEPARATE DOUBLE GARAGE/WORKSHOP

22' 11" x 16' 4" (7m x 5m) Light and power.

GARDENS

The extensive landscaped gardens extend to both the side and to the rear of the property, there is a wide variety of mature spruce trees, silver birch and specimen shrubs and plants. There is no shortage of patio areas, a summerhouse, built in pergolas with seating. There is a small orchard to the rear having a variety of fruit trees to include apple, pear and cherry. The property is surrounded by mature hedging to the rear boundary, raised stone circular beds, outside lighting, garden store, low level hedging surrounding a further patio area. A timber arch leads to raised vegetable beds, ornamental stone well, raised stocked beds.

PADDOCK

Stable, tack and feed store (in need of repair) water supply

VIEWINGS

Strictly by appointment 01244 317833.



SERVICES

Oil central heating, mains electric and water, private drainage. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Freehold with vacant possession upon completion (Subject to Contract).

SALE PARTICULARS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

SURVEY

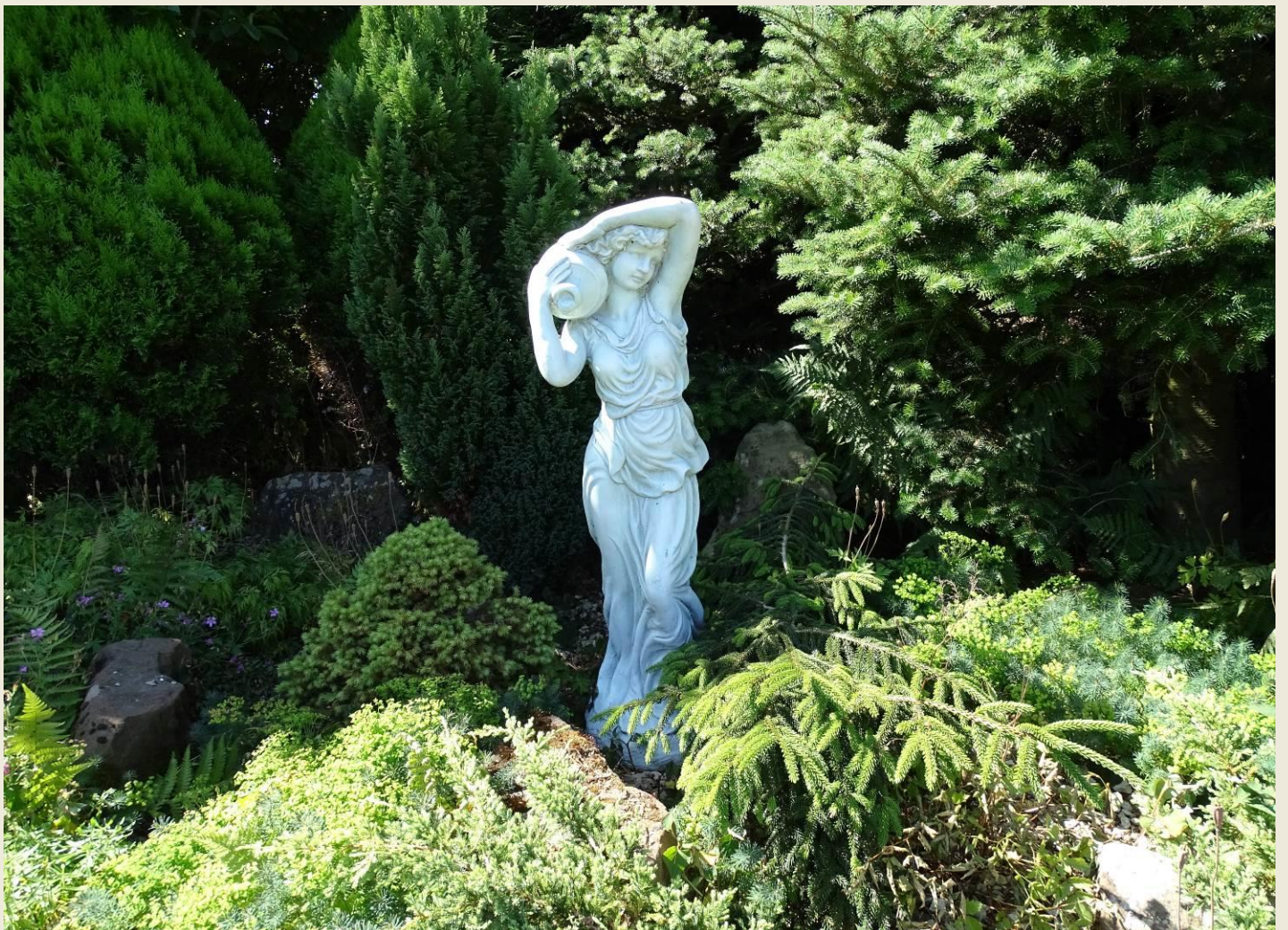
We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice and for full details on the different types of inspection available and for a specific quotation of costs please contact our Survey Department on 01244 317833, entirely without obligation.

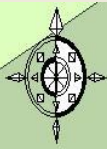
NB PADDOCK

Further along the road from the property gives access to a parcel of land extending to approximately acres housing a timber built stable, tack room and feed store (in need of repair). This land is rented from Northwest Water Authority for £320 per annum, it is believed this arrangement is transferable to the new owner of Valleyfield, however this agreement is subject to confirmation from all legal parties involved.









Area : 0.470 acres (0.190 ha)

Valleyfield

Clearview

Rose Cottage

16.7m

Pond

Ferndale

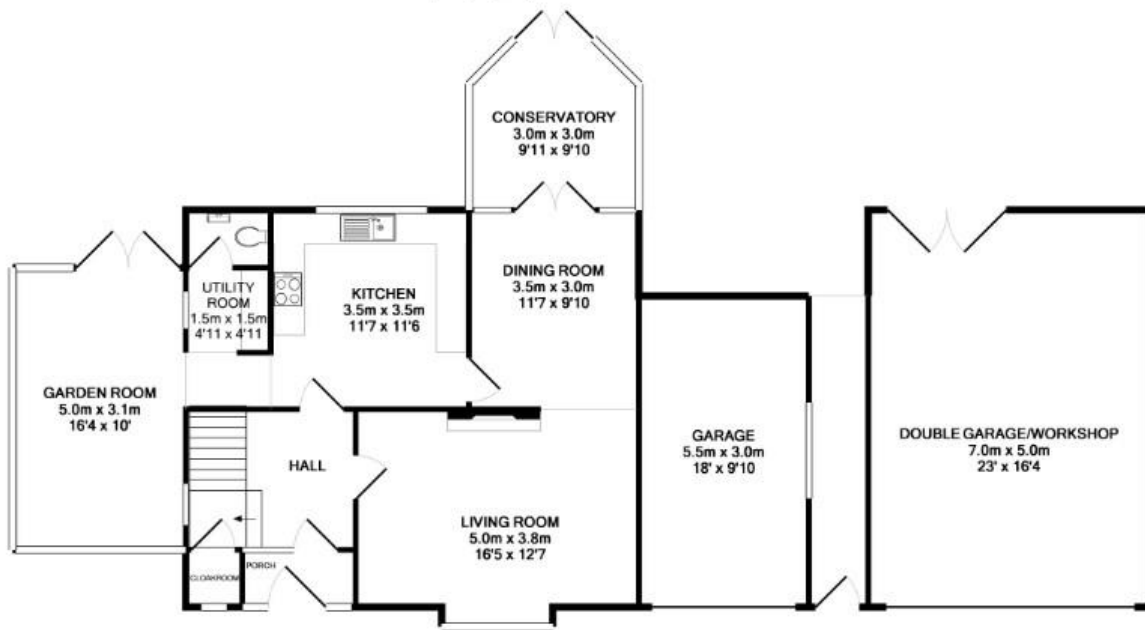
Oak View

North End

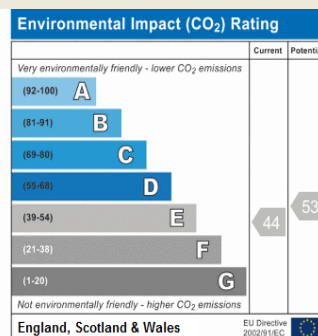
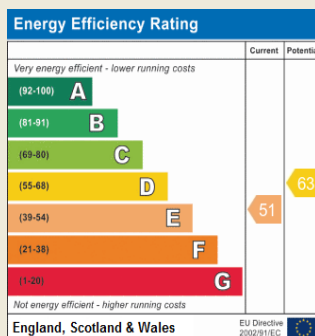


1ST FLOOR
APPROX. FLOOR
AREA 60.4 SQ.M.
(650 SQ.FT.)

VALLEYFIELD
TOTAL APPROX. FLOOR AREA 198.1 SQ.M. (2132 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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GROUND FLOOR
APPROX. FLOOR
AREA 137.6 SQ.M.
(1482 SQ.FT.)



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