



Price Guide £745,000
GREENWOOD, NEWLANDS, ST HELENS, PO33 1TZ



A REAL BEAUTY MOMENTS FROM THE MARINA AND VILLAGE AMENITIES!

Nestled towards the end of this tranquil no-through lane within St Helens - offering easy access to the marina, beautiful beaches, sailing clubs and village amenities - an exquisite early1900's 3-4 bedroom, 3 bathroom DETACHED HOUSE offering a perfect blend of comfort, style and original features. From the inviting hallway, the quality and charm of GREENWOOD is evident - its versatile accommodation comprising a front reception/studio (or fourth bedroom), cosy sitting room opening into the 'heart of the home' stylish kitchen/breakfast room, a bright and airy dining room, utility room and ground floor shower room. The first floor offers 3 large bedrooms - the 'master' with SEA/HARBOUR VIEWS and en suite facilities - plus a family bathroom. The extra bonus is a second floor loft room (offering yet more wonderful views) - a great space for use as a play room, study area or simply for ample, easy accessible storage. Added benefits include a lovely large established SOUTH-FACING GARDEN, gas central heating, sash double glazed windows and driveway providing CAR/BOAT PARKING space. Located in this most enviable coastal setting, whether you are seeking a family home or a peaceful retreat, Greenwood cannot fail to impress!

ACCOMMODATION:

Arched entrance with part-glazed door to the PORCH. Large part-glazed door with adjacent panelled windows to:

HALLWAY:

A most welcoming entrance hall with original stripped, sealed floorboards and stairs with carpet runner and attractive balustrade. Radiator. Doors to:

FRONT RECEPTION/STUDIO:

A very versatile dual aspect room - currently utilised as an artist's Studio - with continuation of original stripped and sealed floorboards. Double glazed sash bay window to front and further sash window to side. Original Victorian fireplace. Radiator.

SITTING ROOM:

A charming second reception room with double glazed sash bay window to side. Wood flooring. Original stripped floorboards and Victorian fireplace with inset log burner. Wide opening to:

KITCHEN/BREAKFAST ROOM:

An airy and bright kitchen comprising range of cupboard and drawer units with work surface incorporating inset 1.5 bowl sink unit. Large 'island' providing breakfast bar, ample storage units (including deep pan drawers) and wood work surfaces over. Integral fridge. Gas and electric cooker points. Space for dishwasher. Radiators. x 2. Double glazed sash window to side. Doors to Shower Room and Dining Room.

DINING ROOM:

A lovely bright, circular room with vaulted ceiling and Velux windows x 2. Double glazed French doors to patio area and windows over-looking rear garden. Tiled flooring. Part-glazed door to:

UTILITY ROOM:

Useful room with ample storage, work surface and plumbing for washing machine and tumble dryer. Belfast sink. Window . Glow-worm combination boiler.

SHOWER ROOM:

Suite comprising fully tiled shower cubicle, wash hand basin and w.c. Radiator. Window. Extractor.

FIRST FLOOR LANDING:

Carpeted landing with attractive balustrade. Timber door and stairs leading to second floor. Airing cupboard housing hot water tank. Radiator. Double glazed sash window to side. Victorian timber doors to:

MASTER BEDROOM:

Superbly proportioned dual aspect room with double glazed side and front bay windows offering Solent and Harbour views. Radiator. Cornicing to ceiling plus wall lights. Victorian fireplace with original tiles. Door to:

EN SUITE:

Modern suite of large tiled shower cubicle; pedestal wash basin and w.c. Heated towel rail. Recessed down lighters. Obscured double glazed sash window to front.

BEDROOM 2:

Well proportioned dual aspect carpeted double bedroom with sash windows to side and rear - offering lovely views over Culver Down and the garden. Radiator.

BEDROOM 3:

A third good sized carpeted bedroom (currently with twin beds). Double glazed sash window to side. Radiator.

BATH/SHOWER ROOM:

Quality modern suite comprising panelled bath, separate large corner shower cubicle, vanity wash hand basin and w.c. Half panelling to walls. Tall heated towel rail. Double glazed window to rear.

SECOND FLOOR:

Accessed from the first floor landing via timber door, stairs leading to:

LOFT ROOM:

A great space for use as a study, children's play area or indeed ample (easily accessible) storage space. Timber panelled vaulted ceiling with front Velux window enjoying the fabulous sea views and 2 further side Velux windows with views towards Culver Down. Timber flooring.

OUTSIDE:

A real gardener's delight, the surprisingly large, very well established garden comprises a good sized elevated patio area - perfect for al fresco dining/entertaining - with the rest mainly laid to lawn with assorted flower/shrub beds, secluded seating/barbecue areas plus garden shed. There is a deep car/boat parking bay.

OTHER PROPERTY FACTS:

Construction: Standard

Council Tax Band: E

Energy Performance Rating: Tbc

Conservation Area: Yes

Listed Building: No

Flood Risk: No

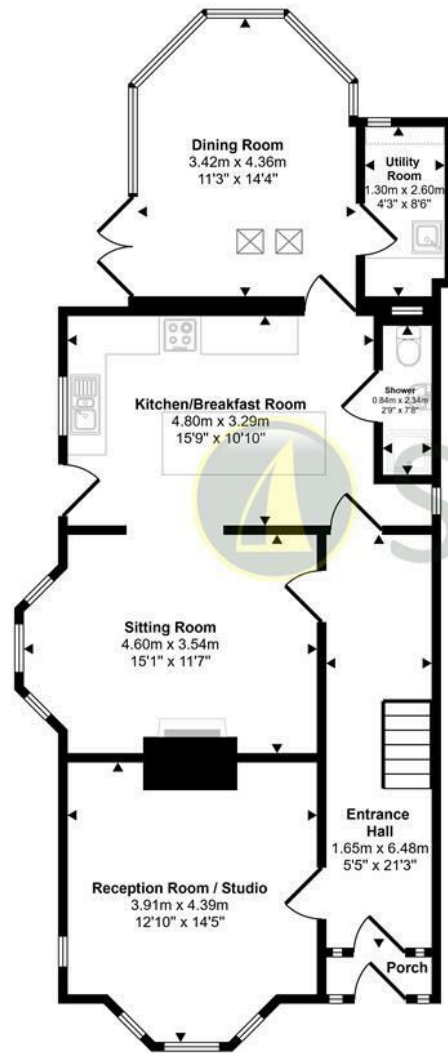
Heating: Gas central heating via a 2 year old Glow-worm combi boiler) plus log burner

Windows: Quality double glazed sash windows

DISCLAIMER:

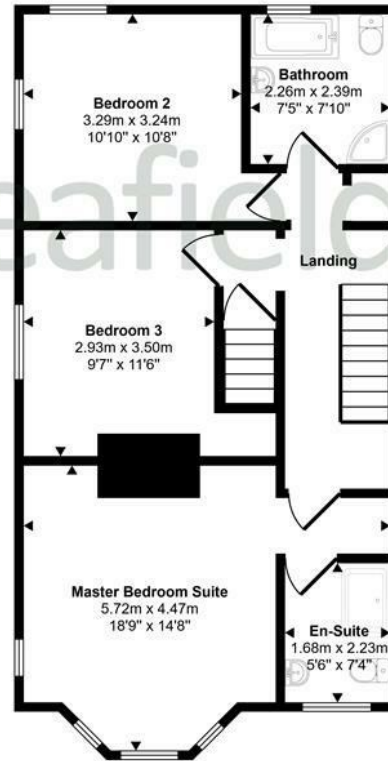
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
166 sq m / 1782 sq ft

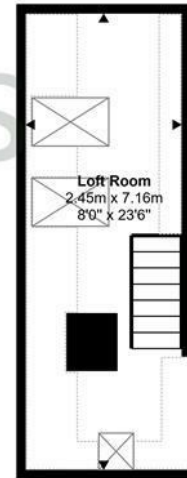


Ground Floor
Approx 83 sq m / 894 sq ft

Denotes head height below 1.5m

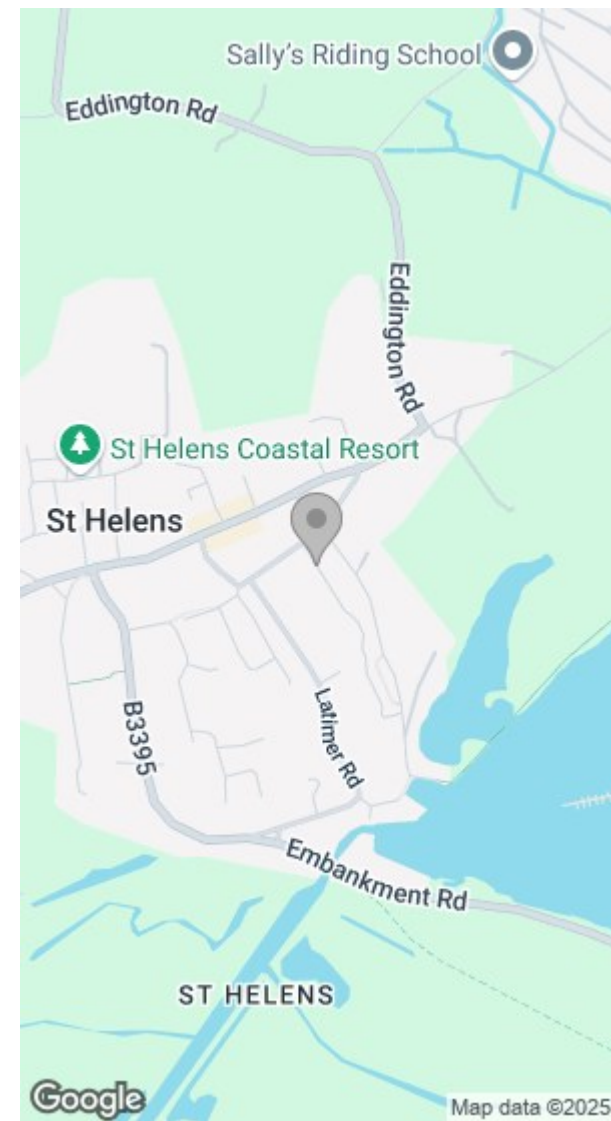


First Floor
Approx 64 sq m / 685 sq ft



Second Floor
Approx 19 sq m / 202 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

