



Keepers Cottage, Mere Lane, Mere Brow, PR4 6JU
£450,000
Subject to Contract



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Southport's Estate Agent

A charming detached cottage, situated in a unique location, early viewing advised! The property, believed to be the gamekeeper's cottage for the Rufford Estate, has been extended to provide spacious accommodation on one level.

Entrance Porch - 5'0" x 4'5", 1.52m x 1.35m

Upvc double glazed circular side windows, glazed inner door leading to..

Dining Room - 14'4" x 11'1", 4.37m x 3.38m

Plate rail, rustic brick fire surround, open coal fire.

Lounge - 22'9" x 14'3" overall measurements, 6.93m x 4.34m overall measurements
Windows to three sides overlooking gardens (two are double glazed). Open coal fire and attractive stone surround.

Kitchen - 14'2" x 7'8", 4.32m x 2.34m

Installed with a range of 'medium' oak fitments including, base units with cupboards and drawers, wall cupboards, glazed china cupboards and corner display units. Single drainer 1 1/2 bowl sink unit. 'Siemens' four ring induction hob with cooker hood above, 'Neff' 1 1/2 electric oven, integrated fridge, freezer, washing machine and dishwasher. Recess spot lighting. Tiled flooring

Rear Porch - 7'1" x 6'1", 2.16m x 1.85m

Tiled floor, Upvc double glazed windows and door to rear garden.

Bedroom 1 - 14'10" x 11'6", 4.52m x 3.51m

Window overlooking front garden, recess for bed, bedside drawer unit and display unit, overhead storage cupboards, wardrobes, dressing table and drawers.

Bedroom 2 - 11'8" x 14'3", 3.56m x 4.34m

Upvc double glazed window overlooking rear garden. Recess for bed, bedside drawer unit, display units, overhead storage cupboards, further wardrobes, dressing table and drawers.
side.



Bedroom 3 - 11'0" x 6'4" , 3.35m x 1.93m

Upvc double glazed window to rear and side.

Bathroom - 7'10 x 6'10", 2.39m x 2.08m

Champagne coloured suite includes panel bath, wash hand basin, low level wc, step in shower enclosure, electric shower, recess spot lighting, towel rail and Upvc double glazed window.

Outside - Established mature gardens adjoin the property to all sides, these are planned to provide different themed areas throughout the garden. Pebbled garden area, side garden with lawn and mature shrubs, patio area with cobbled edged borders, cottage plants, shrubs and trees. Oil tank and septic tank. Garage 20'6" x 9'7" up and over door, two Upvc double glazed windows. Cupboard housing oil fired central heating system. Garden shed

Note - The property is supplied with oil fired central heating, which also heats the hot water and an electric immersion heater. There is septic tank drainage. We are advised that full-fibre connection for Broadband and the connection to this is in the lane to the front of the cottage. We are advised that this is a private, unadopted lane.

Tenure – Freehold

Directions - From Southport, proceed through Mere Brow Village, taking the road to Holmeswood and Rufford. Past the caravan site on the right hand side and turn right into Wiggins lane, past the Village Hall on the left and take the next turning on the right into Mere Lane. Keepers Cottage is the third property on the left-hand



Ground Floor



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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