



**Pinfold Cottage, Pinfold Lane, Scarisbrick, L40 8HR**  
**£550,000**  
**Subject to Contract**



12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*



A charming detached cottage built in circa 1809 and extended sometime in the 1980's creating deceptive living of considerable character and appeal. The property is situated in a Conservation area amongst established and mature grounds, the original frontage of the property being the only Grade II listed part helping to retain its all-important curb appeal. The deceptive living space has been very well maintained providing a number of reception rooms and modern dining kitchen. To the first floor there are a further four bedrooms and family bathroom. Installed with LPG heating ;the property boasts a number of very useful out-buildings, some of which could easily be converted as a home office together with extensive grounds to front, courtyard style rear garden, garage and off-road parking for numerous vehicles. The delightful semi-rural area of Scarisbrick is very much sought after providing convenient commuter link access to both Southport, Ormskirk and Liverpool. Local Schools are also in the vicinity including the coveted Scarisbrick Hall School.

### **Entrance Hall**

With entrance door from side of property, wall light points and internal doors leading to main accommodation.

**Lounge** - 7.57m overall measurements into recess x 4.06m (24'10" overall measurements into recess x 13'4")

Secondary glazed windows to front of property (the original entrance door to the front of the cottage has been plaster boarded over). Exposed brick fire surround with mantelpiece above, wall light points.

**Dining Room** - 3.66m into recess x 3.33m (12'0" into recess x 10'11")

Glazed window to chimney recess and cast iron and tiled interior to fireplace with wooden surround and mantle piece. Space panelling to plate rail and wall light points. Internal door leads to inner hall access and to a ground floor WC with further stairs leading to first floor with twin handrail. Door leads to...

**Boiler Room/WC** - 1.73m x 3.05m overall measurements (5'8" x 10'0" overall measurements)

Secondary glazed window, pedestal wash hand basin and housing 'Ideal Mexico' central heated boiler system. Door leads to WC with low level WC and wall grip.

**Breakfast Kitchen** - 6.83m x 5.21m overall measurements (22'5" x 17'1" overall measurements)

Double-glazed windows to both front and overlooking the rear of the property with glazed door leading to side passage access and outbuildings. Dining area - open-plan to modern style fitted kitchen arranged with a number of extensive 'Shaker Style' fitments including a number of built-in base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces. Island unit incorporating breakfast bar, one and a half-bowled sink unit with mixer tap. Appliances include electric oven, four-ring style ceramic hob with canopy style extractor hood above, washing machine, dish washer and pull-out refuse cupboard. There is also an integral fridge and freezer, larder cupboard and wooden style flooring laid.



## First Floor Landing

With loft access and sky light.

**Bedroom 1** - 3.3m reducing to 2.59m into En Suite x 7.82m overall measurements (10'10" reducing to 8'5" into En Suite x 25'8" overall measurements)

Double-glazed window to side and overlooking garden, fitted wardrobe with fly-over storage cupboards, bedside cabinets with glazed display niches and drawers. Opening to En Suite shower room with further double-glazed window, vanity wash hand basin and step-in shower enclosure. Electric shower, wall cupboards and hanging space.

**Bedroom 2** - 3.51m x 5.23m (11'6" x 17'2")

Double-glazed window overlooks field to side.

**Bedroom 3** - 3.78m x 3.66m into recess (12'5" x 12'0" into recess)

Secondary glazed window overlooking farmers' fields to front of property. Wall light points and opening to storage/cloaks space incorporating vanity wash hand basin.

**Bedroom 4** - 4.09m x 3.66m into recess (13'5" x 12'0" into recess)

Secondary glazed window overlooking farmers' fields to front of property.

**Bathroom/WC** - 1.7m x 3.02m (5'7" x 9'11")

Secondary glazed sash window overlooks fields to side, three-piece suite comprising of low-level WC, pedestal wash hand basin and panelled bath with twin grip timber panelled surround, part wall tiling and wall light points.

## Outside

Generous and extensive gardens, access just off Pinfold Lane in Scarisbrick leads via loose stone driveway providing off road parking for a number of vehicles, well-screened with established borders and leading to Garage and a number of outbuildings. The original front of the cottage remains and is the only part of the cottage that is Grade II Listed, the front door no longer accesses the main accommodation with current access via side and rear of property. A former barn provides the perfect storage space with electric light and power and also would be ideal for use as a home office, subject to the usual consents being obtained. The enclosed courtyard style rear garden comprises of flagged patio with borders including access to a number of further outbuildings and brick store with external WC and light points. The property heating source is powered by Calor gas with the tank being well screened and situated to the main driveway and concealed amongst trees and bushes.

## Council Tax

West Lancashire Band G.

## Tenure

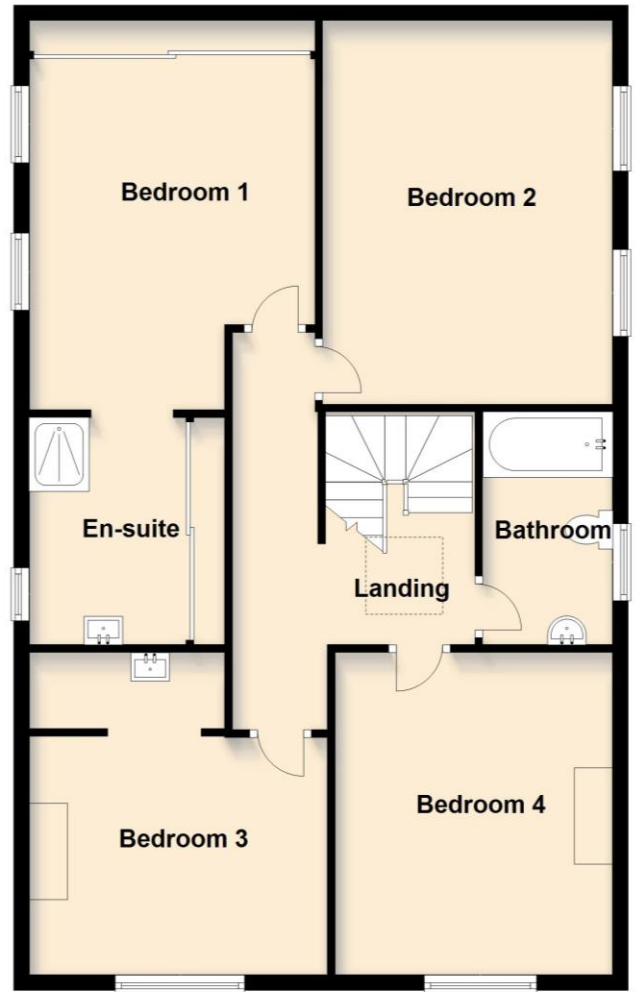
Freehold.



### Ground Floor



### First Floor



Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.



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