

Property Particulars

Hurst Grange Lodge, Hill Road, Penwortham.



- **Stunning Landmark Property & Fully Renovated & Cleverly Re-designed**
- **Fabulous Contemporary Finish Throughout**
- **Outstanding Large Lounge Room**
- **Large Utility Room/ Butler's Kitchen**
- **The Highest Specification & Top Quality Fixtures & Fittings**
- **Arranged Over Two Levels**
- **Tasteful Shaker Style Kitchen - Lovely Island**
- **Breathtaking Family Room Overlooking Grounds**

£1,100,000

Being set on one of the most prestigious and desirable roads in Penwortham, if not Lancashire! This stunning home has been fully renovated to the highest of standards, with modern living being first and foremost in the homeowners mind. In a past life, this characterful building provided a home for the chauffeur to the main mansion house in Hurst Park, he and his wife resided there till the mid 1930's. Today the current owners have reinvented the property with the assistance of an excellent architect and created this amazing home, offering stylish, contemporary and unique accommodation arranged over two levels. There is a great size lounge room, which extends across the width of the front of the building and offers a generous relaxation space, with many contemporary designs and features and yet still remains cozy and welcoming. There is a shaker style kitchen with an island that opens to a beautiful lounge and dining area, which has been dedicated to enjoying the fabulous outlook in to the private, sunny grounds with large picture window and a two storey glazed panel throwing great quantities of natural light in to this area, and the corridor accessing a glazed balustrade and staircase to the lower ground floor. Still on this level there is a very generous utility room, moreover a butler's kitchen, offering a place for food preparation whilst keeping the main kitchen presentable for guests. Finally to the ground floor are two double bedrooms and a quality contemporary bathroom suite. Heading to the lower ground floor via a glass surrounded spiral staircase, you enter the master bedrooms suite. With a main bedroom area extending to a vanity area and walkway to a further dressing room and a stylish en suite. At this level there is door access from the secure grounds, making very private and secluded entry to this amazing home. Planning permission has been granted to erect a detach building adjacent to the lower ground floor, to replace existing double garage.

Planning - 07/2024/00026/HOH

Entrance Porch -

An open storm porch in keeping with the property's Arts and Crafts feel

Lounge - 23' 9" x 21' 5" (7.23m x 6.52m)

A most amazing lounge providing a lower level tray ceiling with concealed LED lighting, sash style window to side and rear, wall inset electric fire to each side of the lounge, Travertine tiled flooring



Kitchen/Breakfast Room - 24' 2" x 19' 0" (7.36m x 5.79m)

With a beautifully designed Shaker Style kitchen with an extensive range of integral appliances comprising integrated Bosch dishwasher, Bosch induction hob and Bosch double oven, larder fridge, useful central island unit and breakfast bar area, quartz bespoke working surfaces and uprisers, open plan to a gorgeous sitting and dining area.



Sitting and Dining Area -

Rear French doors to Juliet balcony, two stunning corner full height picture windows overlooking the sunny and private grounds, opens to a corridor to remaining ground floor accommodation, outstanding two storey glazed wall and glazed balustrade to the lower level staircase.



Utility/Butlers Kitchen - 10' 4" x 8' 7" (3.15m x 2.61m)

Calling this room just a utility would be a crime, this space offers the homeowner a utility area for laundry appliances as well as extra white goods and so much space to enable food preparation away from guests keeping the main kitchen pristine!

Bedroom Two - 14' 9" x 8' 6" (4.49m x 2.59m)

Accessed from the amazing corridor and having a double glazed sash style window, fitted wardrobes, vanity area, radiator and ceiling light.

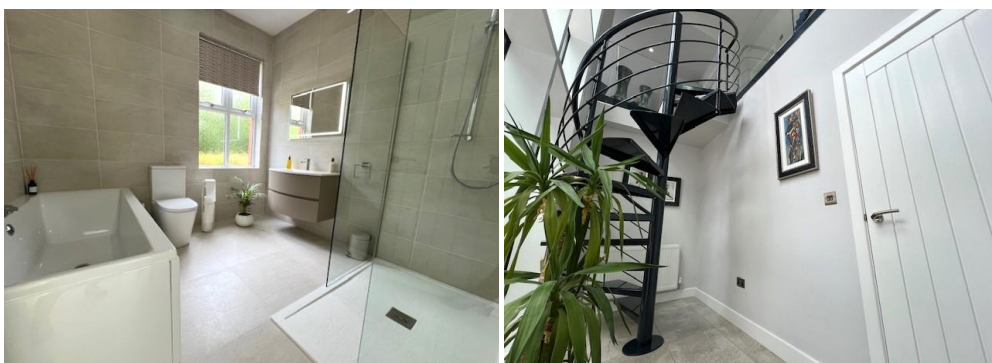


Bedroom Three - 12' 3" x 8' 6" (3.73m x 2.59m)

Another stylish double with sash style window, radiator and ceiling light.

Family Bathroom -

A stunning four piece suite comprising center fill bath, shower compartment with fixed rainwater shower head and a second adjustable shower head, vanity unit and low suite W.C.



Lower Ground Level -

Having complete privacy from the remaining household, with private access having parked your car in the detached double garage and arriving to the entrance from your own secluded grounds.

Master bedroom suite - 18' 3" x 12' 4" (5.56m x 3.76m)

Having lovely views over the stunning secluded patio and well kept gardens beyond, radiator, ceiling light and vanity area, from here there is access to the adjoining dressing room.



Dressing Room - 10' 8" x 7' 3" (3.25m x 2.21m)

A walk-in bespoke dressing room with half and full hanging rails, shelves and drawer storage.

En-suite -

With a three piece suite comprising double size shower area with main shower, wash hand basin set on a Laufen porcelain vanity unit and Laufen low suite W.C.



Outside -

Grounds and Gardens -

Upon entry to the gated and fully enclosed grounds, the driveway approach takes you to the detached double garage. The grounds are generous with a selection of lawn gardens dedicated patio/sun trap areas, shrubs, plants and trees.



Planning Permission -

Planning has been approved for a detached garage/ancillary building next to the existing lower level accommodation with a view to demolishing the existing detached double garage. Planning application reference 07/2024/00026/HOH

Disclaimer –

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm