

Property Particulars

Hurst Park, Penwortham.



- **Unique Contemporary Detached Family Home**
- **Four Double Bedrooms**
- **Breathtaking Views Over Garden Via Two Tier Balcony**
- **Private Extremely Well Designed Rear Gardens**
- **Arranged Over Five Levels**
- **Stunning Stylish & Practical Kitchen & Family Room**
- **Cinema Room & Access Lower Ground Entertaining Area**
- **Garden 'Kitchen' Pizza Oven & BBQ, Seating and Dining Area**

£850,000

A fabulous opportunity to purchase a unique and breathtaking property in the most sought after and desirable location of Hurst Park, Higher Penwortham. The exceptionally well designed home offers amazing accommodation both in size, layout and versatility, being arranged over five levels providing top quality fixtures and fitting, floor coverings and decor throughout and provides superb accommodation which is both luxurious and versatile. There are four double bedrooms including a boutique hotel style master bedroom suite and adjoining en suite wet room. The flexible lower ground floor space has been cleverly designed to provide a stylish cinema room with a bespoke sliding wooden wall to further entertaining room where there is a bar and sliding glazed doors opening on to the garden level to a sizeable outdoor dining and sitting area. A stunning interior designed family room/kitchen is at the heart of this truly spectacular family home. There are strategically placed two level balconies creating a great outlook to the rear garden and Hurst Park beyond. This beautiful home also boast a family bathroom, additional shower room and a utility room. Situated in Higher Penwortham and within walking distance of Penwortham's vibrant centre, outstanding local schools and all amenities. Viewing is essential to appreciate the size, layout and flexibility of this most impressive family home.

Ground Level -

Entrance Hall -

Accessed from contemporary double wooden doors with opaque glazed panels to the front elevation, opening into the full hall with engineered wooden flooring, powder coated aluminum picture window to the side, illuminating the half staircase to lower ground floor and half landing, radiator, half staircase to upper ground floor, wooden doors off.



Formal Lounge - 19' 11" x 14' 10" (6.07m x 4.52m)

A great size room with stunning Crittall effect, powder coated aluminum bi folding doors to the side enclosed courtyard and matching rear window elevation overlooking block paved patio, feature radiator, engineered wooden flooring, T.V. point.



Lower Ground Floor -

With engineered wooden flooring, ceiling lights, door to the semi-subterranean double garage and door to cinema room.

Double Garage -

Being semi-subterranean and of a generous size to incorporate a workshop area, having remote controlled electric up and over door with power and light, housing all the main utilities including gas, electric, water and central heating boiler.

Cinema Room - 28' 6" x 20' 8" (8.68m x 6.29m)

A stylish well designed cinema room perfect for a family night in, children and their friends or indeed a further annex area for a more independent family member. With lovely decor, spot lights engineered wooden flooring and an amazing bespoke wooden retracting wall accessing another great entertaining space.



Entertaining Room - Bar -

A perfect addition to this dream home, where there is a bar and sliding uPVC double glazed doors to the rear patio, which sits nicely underneath the above balcony and provides access to the most substantial outdoor 'kitchen' area, patios, seating area. Ceiling lights, radiator and engineered wooden flooring.



Upper Ground Level -

Great area with engineered wooden flooring, window to the front, half staircase to first floor and being approached by the same from ground level, this space being accessed by stylish wooden double doors and further doors off.



Cloakroom W.C. -

With contemporary W.C, wash hand basin on vanity unit, tiled flooring, heated towel rail, recessed spotlights, Oak shelf and wall panel.

Kitchen/Family Room - 30' 1" x 20' 8" (9.16m x 6.29m)

This stunning family, kitchen, dining and sitting room is at the heart of this amazing home and benefits from open views across the garden and Hurst Grange Park. The kitchen area is superbly fitted with a great range of white high gloss, chocolate oak veneer and glass fronted contemporary units, quartz composite work surfaces practical Karndean flooring. One wall comprises an extensive range of full floor to ceiling storage with integrated fridge and Kupperbusch coffee maker. The large central island unit has concealed sockets, additional prep sink, illuminated wine storage and cupboards, breakfast bar area and is lit by a contemporary pendant from a ceiling panel. Additionally there is a range of wall and base cupboards, pan drawers, oven housing and pull out pantry unit. The kitchen area has a comprehensive array of top quality appliances including, four Kupperbusch electric ovens, electric hob and Kupperbusch stainless steel integral extractor fan. There is one and a half stainless steel sink unit and drainer, this area opens to the sitting and dining area where there is a glass wall with sliding doors to the two tier balcony, perfect for morning coffee and the breathtaking view of the exceptional rear garden.



Sitting/Dining Area -

With glazed wall to rear elevation, wide central opening sliding doors giving access onto balcony which also provides a two tier deck to the external lower level and two additional windows to side elevations. Zoned recessed spotlighting and TV point.

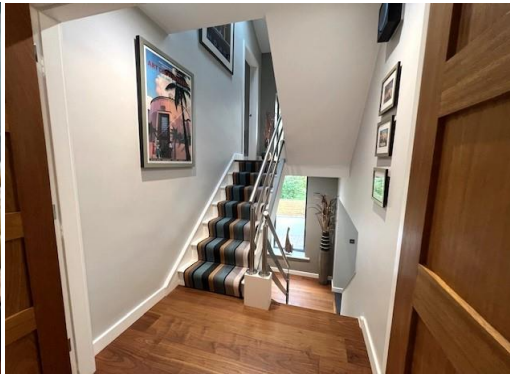


Utility room -

With work surfaces, wall and base units, plumbing for washing machine and tall larder units.

Bedroom Two - 11' 9" x 10' 6" (3.58m x 3.20m)

Currently used as a study/home office with double aspect width windows to front and side elevations, double panel radiator, recessed ceiling lights and electric sockets.

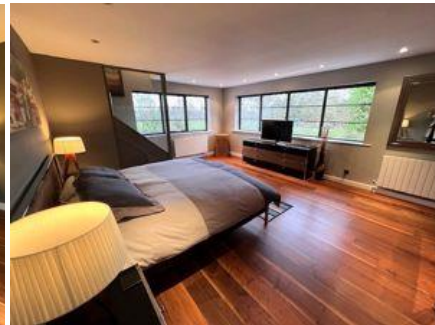
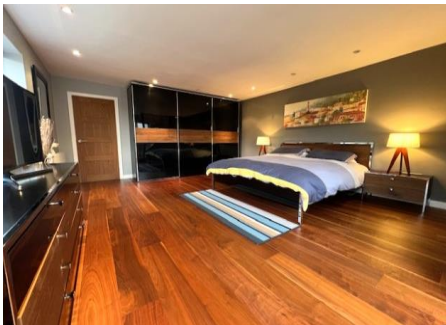


First Floor Landing -

Approached via half flight of stairs from upper ground level, picture powder coated aluminium window to side elevation and Velux roof light, engineered wooden flooring and doors off.

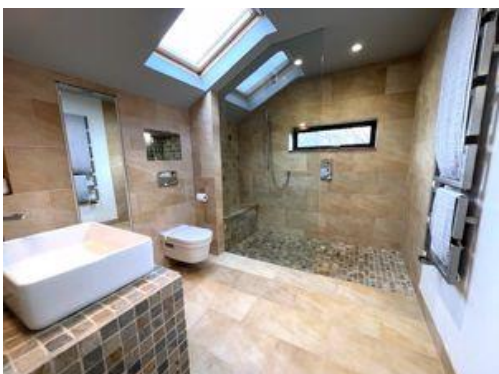
Master bedroom suite - 19' 11" x 14' 11" (6.07m x 4.54m)

A stunning bright and airy master bedroom suite to rival any boutique style hotel, double aspect with large powder coated aluminum "Crittall" style double glazed windows to the side and rear elevations with views across the Park. Recessed ceiling spotlights, electric sockets, feature radiators, engineered wooden flooring, half staircase rising to the en suite.



En-suite - 9' 8" x 7' 9" (2.94m x 2.36m)

A bright but relaxing room with uPVC double glazed windows to rear and side elevations, and a Velux roof light. Natural stone and ceramic tiled wet room with a large walk in shower area, glass wall, mains shower with one fixed over head shower and one wall mounted/hand held adjustable shower fitting, integrated stone tiled shower seat, wall hung WC with concealed cistern, slab wash hand basin set on a tiled vanity unit with oak shelving and drawers beneath, large heated towel rail, integrated wall shelving with feature light and concealed access to eaves storage.



Family Bathroom - 10' 4" x 6' 0" (3.15m x 1.83m)

With a three piece suite comprising, WC with concealed cistern, large wash hand basin, double bath with glass panel and tiled elevations, concealed filler, mains shower over and glass shower screen, porcelain and glass mosaic tiling and tiled flooring. There is uPVC double glazed window to front elevation, large heated towel rail and Velux roof light.

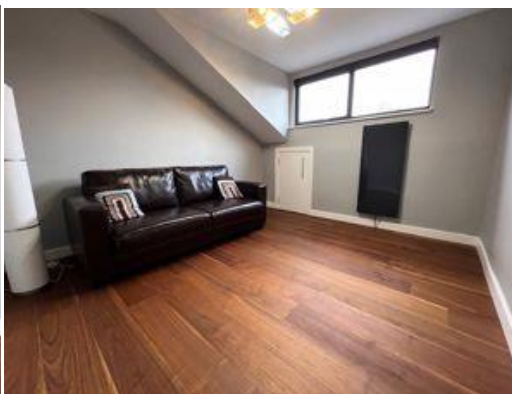
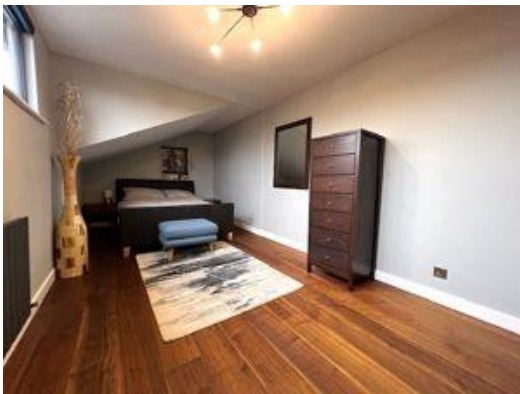


Second Floor -

A further half flight of stairs leads to the top floor of the property with engineered wooden flooring and doors off.

Bedroom Three - 20' 0" x 8' 10" (6.09m x 2.69m)

With uPVC double glazed window to side elevation, ceiling light point, storage to eaves and feature radiator, engineered wooden flooring.

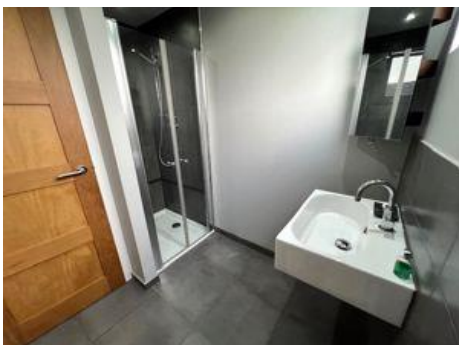


Bedroom Four - 11' 5" x 10' 0" (3.48m x 3.05m)

With a uPVC double glazed window to side elevation, ceiling light point, electric sockets, feature radiator, storage to eaves and engineered wooden flooring.

Shower Room -

With a three piece suite comprising low suite WC, wash hand basin and glazed shower enclosure, tiled flooring, powder coated aluminium window to the side.



Property Design -

A stunning reinvented 1970's build exclusive detached property, having been cleverly restyled with k-render surrounding and a fabulous feature cedar faced side area, impressive finish with matching gate posts and decorative walls, block paved driveway, stone paved pathway, stylish mature flowerbeds and borders.

Rear Garden -

Beautiful and exceptionally well designed rear garden perfect for entertaining with access from the main house provided at lower ground level via glazed wall opening to a patio and at first floor level, balcony with steps leading to a lower deck balcony and steps to the lowest level and garden access.



Grounds -

Stunning gardens with a great selection of lawn areas, patio sections, even a Japanese style floating deck area on approach to the summer house. The borders and flower beds are well stocked with mature plant shrubs and trees, secure rear gated access.



Outdoor -

There is a contemporary designed outdoor entertaining area where there is a wood burning pizza oven and BBQ and lots of seating areas and places to dine, giving the ideal location to easily incorporate a full garden kitchen.



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