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The Old Legion
48 Weston Road
Runcorn
WA7 4LD
Unique 5 Bedroom Home

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Offers in Excess of
£550,000



The Old Legion 48, Weston Road, Runcorn, Cheshire, WA7 4LD

TRULY UNIQUE FIVE BEDROOM HOME - IMPRESSIVE WORKSHOP -STUNNING VIEWS -WESTON VILLAGE LOCATION - MUST SEE If you are looking for a property which steps away from normality, then this impressively sized family home is one not to be missed. Formally the Royal British Legion and converted in 2009 by the current owners to create a versatile family home which would be perfect for those who seek to merge generations. Standing in a secluded gated position along Weston Road, boasting sweeping panoramic views across the Mersey Estuary, this home is one where only internal inspection fully reveals all which is on offer. Stepping over the threshold into a welcoming entrance space which gives access to the ground floor, briefly consisting of a large yet cosy lounge which has a feature brick fireplace with dual fuel stove, home office with additional reception room off, utility room and finally a truly superb size kitchen dining room, a room designed for entertaining guests which benefits from having a large picture window perfectly framing the beautiful views across to Hale Lighthouse and beyond. Ascending to the first floor, viewers will find a well appointed family bathroom with a large two person bath and oversize shower, three generous double bedrooms, the master of which has a walk in wardrobe and en suite bathroom. Whilst a unique mezzanine snug is accessed via the landing which is positioned above the kitchen dining area. The second floor accommodates two further double bedrooms and a useful storage room. Externally, ample off road parking is provided to the front of the property along with a large garden area with multiple entertaining zones. A large, attached workshop is also located to the rear, accessed via a roller shutter door at the side and measuring an impressive 34' X 47'(approx). A dream space for those with automotive passions. A truly special individual home of which opportunities to purchase seldom arise.

The property comprises in more detail as follows;

Entrance Hall

Composite double glazed front door opens to a large and welcoming entrance hall having tile effect flooring, two double panel radiators, three fitted Velux roof lights, mini ceiling down lighters, PVC double glazed windows to front elevation, two double power points.



Ground Floor Cloaks/Utility

Having a low level WC, heated towel rail, fitted Velux roof light, fitted mini ceiling down lighters, fitted base and wall units, plumbing and drainage for automatic washing machine, tile effect flooring, fitted extractor fan.



Lounge 20' 0" x 19' 5 maximum" (6.09m x 5.91m)

An impressive sized room having two PVC double glazed windows to front elevation, two double panel radiators, fitted mini ceiling down lighters, feature mock timber beam, four double power points, fitted wall lights, impressive brick fireplace with large dual fuel stove, built in under stairs storage cupboard.



Home Office Space 19' 5" x 15' 11" (5.91m x 4.85m)

Three PVC double glazed windows to side elevation, tile effect laminate flooring, double panel radiator, five double power points.

Additional Reception Room 15' 9" x 11' 11" (4.80m x 3.63m)

Double doors from the home office space to an additional reception room currently arranged as a pool room, two PVC double glazed windows to side elevation, tile effect flooring, fitted mini ceiling down lighters.



Kitchen Dining Area 35' 6" x 14' 8" (10.81m x 4.47m)

Kitchen area has expansive fitted base and wall units with central island comprising one and a half bowl stainless steel sink with high neck mixer tap over plus additional twin circular sinks to main kitchen island, space for gas range cooker, fitted filter hood, attractive splash back tiling, tile effect flooring, integrated dishwasher and microwave, four double power points, fitted mini ceiling down lighters. Dining area has access to an impressive workshop, double panel radiator, three double power points, beamed ceiling, fitted mini ceiling down lighters, large picture window with impressive views across the Mersey Estuary, encapsulating Hale lighthouse, Liverpool airport, and North Wales beyond.





First Floor Landing

Stairs to first floor landing, two single panel radiators, fitted Velux roof light, mini ceiling down lighters, two double power points.

Mezzanine Reception Area 11' 0" x 14' 10" (3.35m x 4.52m)

Having exposed wooden beams, fitted mini ceiling down lighters and Mezzanine level which has views over the extensive dining area.



Bedroom One 19' 1" x 14' 8" maximum (5.81m x 4.47m)

Having PVC double glazed windows to front and side elevations encapsulating impressive panoramic views of the Mersey Estuary, Hale lighthouse, Liverpool airport and North Wales beyond, PVC double glazed door opens to useful fire escape, two double panel radiators, five double power points, fitted ceiling fan, large walk in wardrobe.



En suite Bathroom

Having a white suite comprising low level WC, wash hand basin, panel bath with mixer tap and shower attachment over, single panel radiator, PVC clad walls, tiled flooring, PVC double glazed window to front elevation.

Bedroom Two 14' 3" x 10' 1" (4.34m x 3.07m)

PVC double glazed window to front elevation, built in storage cupboard, four double power points, double panel radiator.



Bedroom Three 13' 6" x 12' 4" maximum (4.11m x 3.76m)

PVC double glazed window to front elevation, double panel radiator, built in storage cupboard, three double power points.



Family Bathroom

An impressive room having low level WC, twin two person bath with mixer tap and shower attachment, twin sinks, both having mixer taps over and vanity storage beneath, fitted wall mirror and wall light, over sized fully tiled walk in shower enclosure with multi jet shower and additional shower wand, chrome effect heated towel rail, tiled floor, two PVC double glazed windows to side elevation, fitted extractor fan, built in media system.



Second Floor Landing

Stairs from first floor landing to second floor landing, fitted Velux roof light, single panel radiator, one double power point, useful large built in storage cupboard.

Bedroom Four 15' 1" x 10' 1" (4.59m x 3.07m)

Fitted Velux roof light with impressive views across the Mersey Estuary, encapsulating Hale lighthouse, Liverpool airport, and North wales beyond, double panel radiator, four double power points, useful Eaves storage.

Bedroom Five 10' 1" x 9' 3" (3.07m x 2.82m)

Fitted Velux roof light, single panel radiator, two double power points, useful Eaves storage.



Externally

Property stands in a unique, tucked away and secluded position along Weston Road, Weston Village. Double wrought iron gates give access to an expansive frontage with multiple zones having ample parking for multiple vehicles, timber built stables (optional), great sized raised lawn area with wood decked patio, multiple covered storage areas all of which enjoys a fairly private aspect whilst the raised lawn and decked seating areas have impressive views across the Mersey Estuary and beyond. To the rear of the property viewers will find an attached sizable workshop measuring approximately 34' X 47' with power, light and roller shutter door to the side elevation.

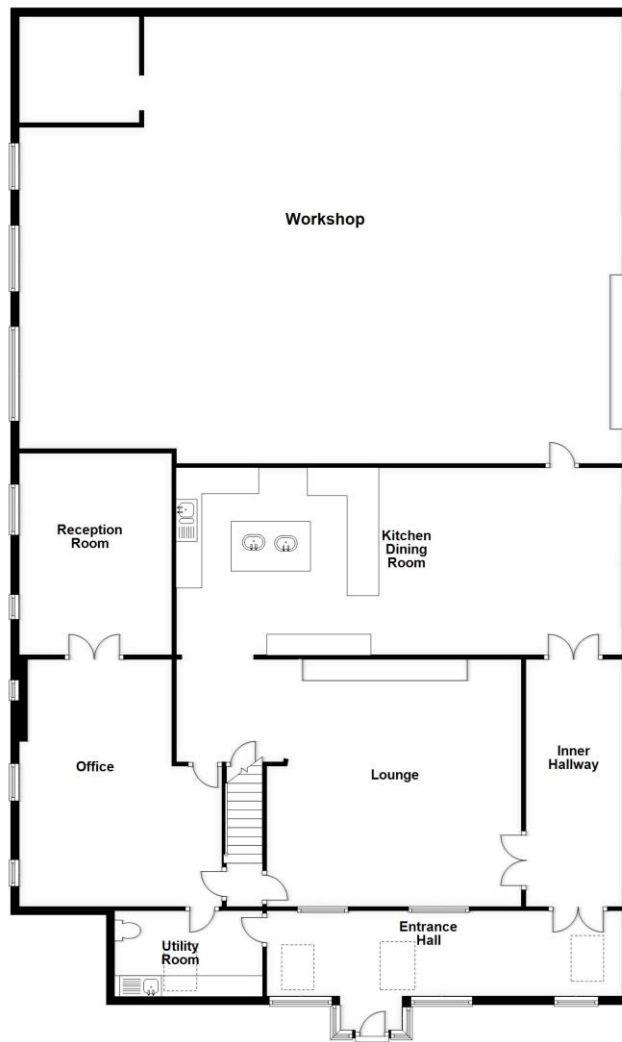








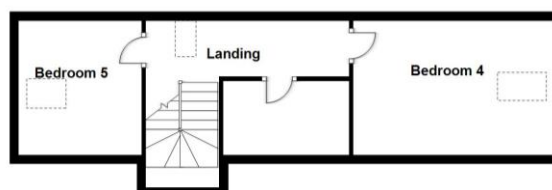
Ground Floor



First Floor



Second Floor



Useful information about this property:

- TRULY UNIQUE FAMILY HOME
- FIVE DOUBLE BEDROOMS
- SWEEPING VIEWS ACROSS MERSEY ESTUARY
- HUGE ATTACHED WORKSHOP
- IDEAL FOR MERGING GENERATIONS
- WESTON VILLAGE LOCATION
- FREEHOLD TENURE
- COUNCIL TAX BAND: F

Please Note: The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must not be relied upon for carpets and furnishings. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Any references contained in these sales particulars to central heating systems, built-in appliances, mechanical or electrical/alarm systems are made on the assumption that they are in working order, unless otherwise stated. We are not qualified to confirm the ability of such items or systems, purchasers should establish this before exchange of contracts. Interior photographs may have been taken using the latest digital cameras and lenses resulting in slight curvature and greater sense of space, these photographs are to be used as a guide only. Quoted Council Tax Banding information is obtained via www.voa.gov.uk and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 23/07/2025 19:43:29 The content of these sales details are the copyright of Bests Estate Agents.

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