

Keepers Cottage Dale Lane, Simonswood, Merseyside L33 3AT



Ever dreamed of living at the end of a long farm track surrounded by woodland and open countryside, tucked away from the rest of the world? We may have what you are looking for!!

Keepers Cottage has just been the subject of a thorough modernisation/renovation and is available to Let from July 2025 on an unfurnished basis.

Situated in a fabulous rural location amongst surrounding countryside and adjacent working farm the property is ideal for commuting into Liverpool and provides a very quiet setting yet within ease of access of both Fazakerley and Aintree University Hospitals and Liverpool City Centre.

The cottage which is available on a 6/12 month tenancy is accessed via a farm track -with electrically controlled security gate- which continues for approximately quarter of a mile through surrounding fields and up to the property.

The accommodation which is well presented throughout briefly comprises; entrance hallway, modern fitted kitchen, lounge, three bedrooms and modern family bathroom suite. To the exterior are private gardens to all elevations providing excellent and peaceful outdoor living space and an abundance of private parking.



£1,495 Per Calendar Month

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ACCOMMODATION

GROUND FLOOR

PORCH

HALLWAY

LOUNGE 12'10" x 12'8" (3.92 x 3.87)

FITTED KITCHEN 12'0" x 11'8" (3.68 x 3.58)

BEDROOM 1 12'9" x 12'7" (3.89 x 3.85)

BEDROOM 2 14'9" x 9'11" max (4.50 x 3.03 max)

BEDROOM 3 9'8" x 8'4" (2.96 x 2.55)

BATHROOM SUITE

EXTERIOR

VIEWING BY APPOINTMENT

GROUND FLOOR
1034 sq.ft. (96.1 sq.m.) approx.



TOTAL FLOOR AREA: 1034 sq.ft. (96.1 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained herein, representations of area, volume, weight and any other figure are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any purchase or sale. The services, fixtures and equipment shown hereon are shown as they are and are not to be taken as a guarantee of their condition or otherwise. See the plan.
Made with Blueprints (2025)

Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



20 Aughton Street, Ormskirk, Lancs, L39 3BW
Tel: 01695 580801
ormskirk@brighthouse-wolff.co.uk
www.brighthouse-wolff.co.uk