

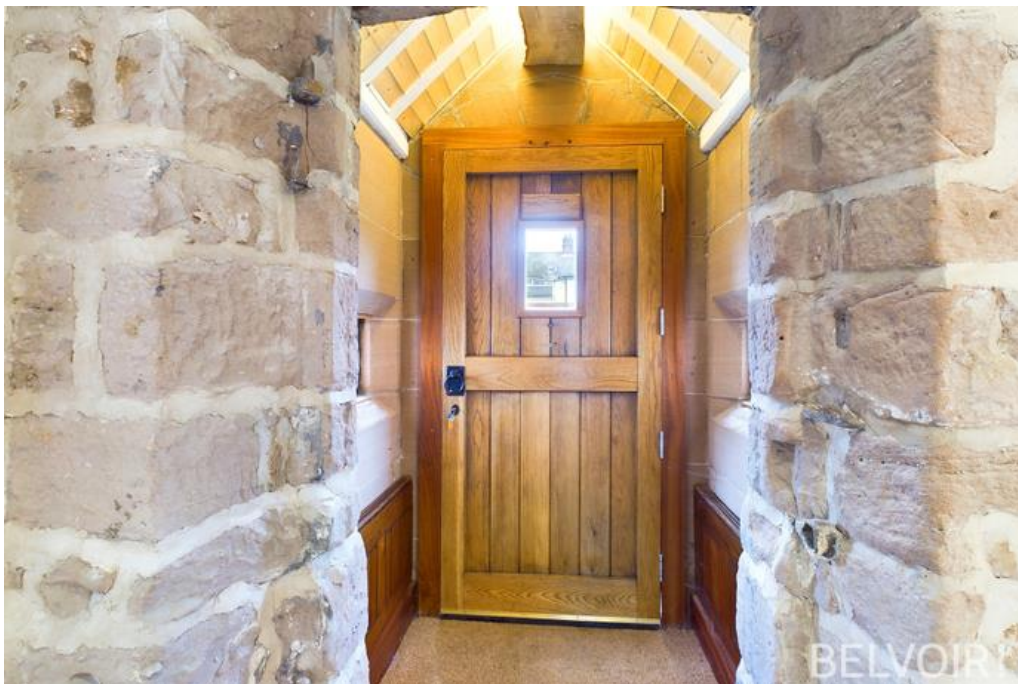


3  2  1 

Prescot Road, St Helens WA10

£425,000

**BELVOIR!**



## Key Features

- > Character Cottage Dating Back to late 1600's
- > Beautiful Grounds
- > Many Original Features
  - > Renovated
  - > Historic Home
- > Detached Garage
- > Tenure: Freehold
- > EPC rating C



Step into a world where history meets modern luxury with this characteristic sandstone three-bedroom cottage, a true gem full of charm and elegance. No expense has been spared in the thoughtful renovation of this home, seamlessly blending today's modern family needs with the timeless elegance of days gone by.

### A Storied Past

Originally a grammar school from circa 1684 to 1775, this property later became the residence of the Eccleston family until 1828. It then reopened as a school until 1877. The twentieth century saw numerous alterations, transforming it into a pair of semi-detached sandstone cottages with stone-slate and Welsh slate roofs.

### Notable Residents

This home has been graced by notable figures such as Thomas Seddon, the headmaster of Eccleston Grammar, and Richard Seddon, New Zealand's longest-serving Prime Minister, who was born in the headmaster's house.





### **Elegant Entrance**

As you enter the grounds, you are welcomed by an arched main entry point and a plaque that commemorates the intriguing history of the home. The beautifully restored entrance hall sets the tone for the elegance within.

### **Heart of the Home**

The kitchen, with its wooden beams, exposed brickwork, and stone flooring, is truly the heart of the home. It features a large center island with granite work surfaces, high-end Miele ovens, a luxurious Rangemaster gas cooker, and two drinks fridges. The kitchen flows seamlessly into the dining room, which offers garden views through a panoramic window and tri-folding doors that open onto a large patio area.

### **Cozy Family Room**

The family room, with its feature wood-burning fire, also overlooks and opens up to the rear garden via folding doors, creating a cozy and inviting space.

### **Practical Amenities**

The ground floor also includes a utility room and a WC for added convenience.

### **Upper Floor Elegance**

An elegant wooden staircase leads you to the upper floor, where a spacious, light-filled landing area connects to three bedrooms and a family bathroom. Each bedroom features lovely oak-framed windows and windowsills.

### **Luxurious Bathroom**

The spacious family bathroom boasts an elegant herringbone floor, an oval bathtub, a separate shower stall, and a floating vanity-style sink.

### **Outdoor Oasis**

Externally, you will find a detached garage accessible from the oversized rear garden, which features multiple patio areas perfect for outdoor entertaining.







## FRONT

Two Storey Semi Detached Cottage

## ENTRANCE

2'9" x 4'0" (0.8m x 1.2m)

Windows to side aspect. Stone flooring. Sandstone bricked walls. Wooden door to front aspect.

## KITCHEN

15'5" x 17'7" (4.7m x 5.4m)

Window to front aspect. Stone flooring. Radiator. Wooden ceiling beams. Recessed lighting. Fitted with a range of dove grey cabinets and drawers. Granite work surfaces. Kitchen island comprises of double sinks, breakfast bar area and cupboards and drawers. Integrated appliances include Miele double ovens and warming drawer, a five ring gas range master with double ovens and two drink fridges.

## UTILITY

3'8" x 9'9" (1.1m x 3m)

Window to rear aspect. American style fridge freezer. Wooden flooring. Utility cupboard for washer and dryer with double doors.

## WC

2'8" x 5'6" (0.8m x 1.7m)

Wc and sink. Part tiled walls. Wooden floors

## LIVING ROOM

10'7" x 14'11" (3.2m x 4.5m)

Window to front aspect. Quadruple pane folding doors to rear aspect. Wood burner fireplace. Wooden ceiling beam. Recessed lighting. Radiator to wall

## DINING

7'2" x 9'11" (2.2m x 3m)

Panoramic window and tri fold doors to rear aspect. Wooden flooring. Recessed lighting. Sliding barn style door. Exposed brick wall.

## STAIRS/LANDING

9'7" x 10'3" (2.9m x 3.1m)

White wood and oak staircase and banister. Velux window. Window to front aspect. carpeted flooring. Radiator to wall.

## MAIN BEDROOM

Window to front aspect. Carpeted flooring. Oak and glass door, Feature glass wall. Radiator to wall. Recessed lighting

## BEDROOM TWO

8'10" x 10'7" (2.7m x 3.2m)

Window to front aspect. Carpeted flooring. Radiator to wall. Oak and glass door.

## BEDROOM THREE

6'10" x 10'0" (2.1m x 3m)

Window to front aspect. Carpeted flooring. Radiator to wall. Oak and glass door.

## BATHROOM

6'1" x 8'8" (1.9m x 2.6m)

Window to rear aspect. Four piece bathroom suite comprising of shower stall, oval bathtub, wc and floating vanity style sink. Herringbone style flooring. Part tiled floor to ceiling walls with acoustic wall feature. Recessed lighting. Heated towel radiator. Oak door.

## GARAGE

Detached garage with double doors and window to side aspect.

## GARDENS

Grassed lawn. Patio areas. Flower beds and shrubs. Access point to garage and front aspect

## DISCLAIMER

We endeavour to make our property particulars as informative & accurate as possible, however, they cannot be relied upon. We recommend all systems and appliances be tested as there is no guarantee as to their ability or efficiency. All photographs, measurements & floorplans have been taken as a guide only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Solicitors should confirm moveable items described in the sales particulars are, in fact included in the sale due to changes or negotiations. We recommend a final inspection and walk through prior to exchange of contracts. Fixtures & fittings other than those mentioned are to be agreed with the seller.

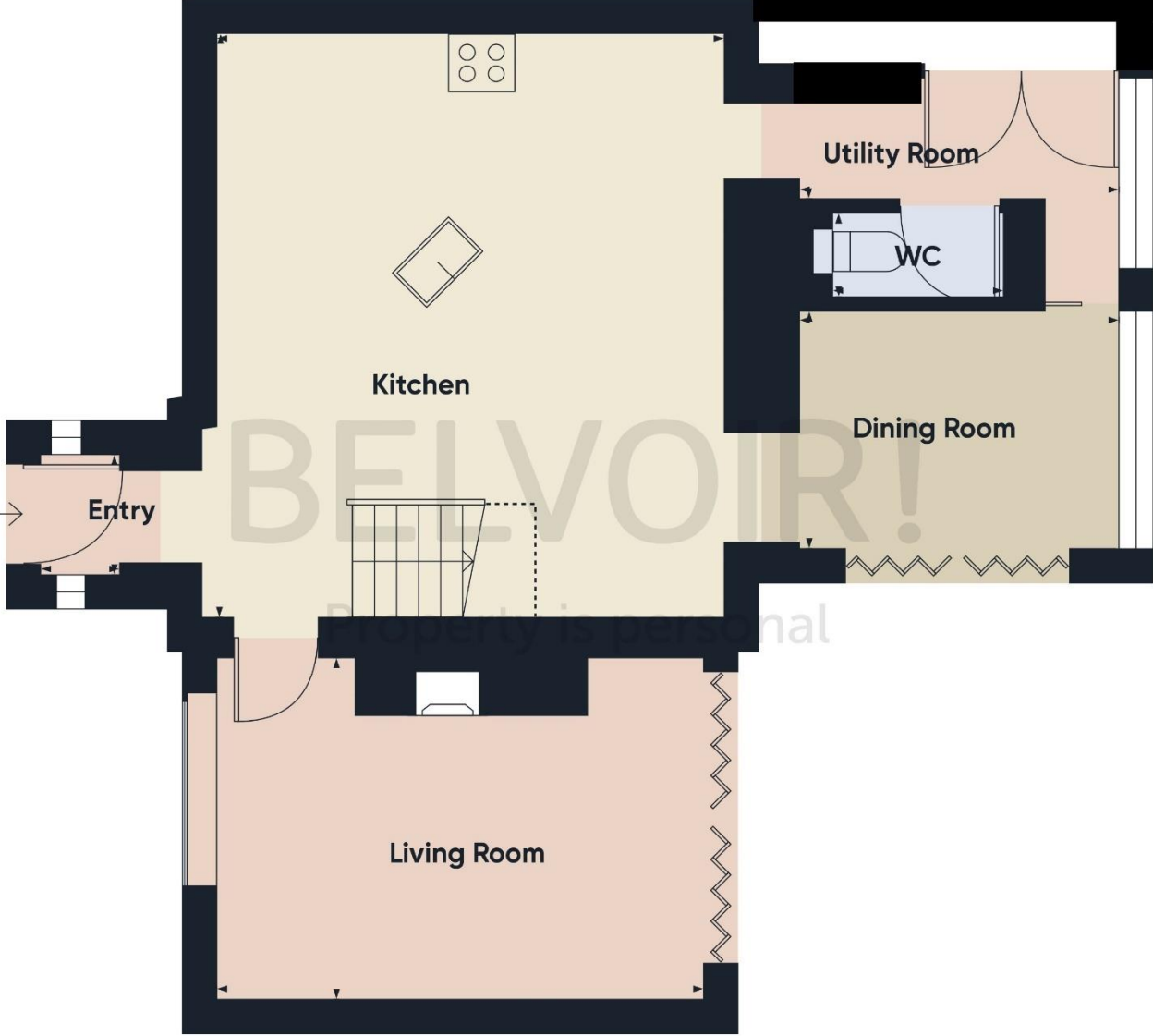
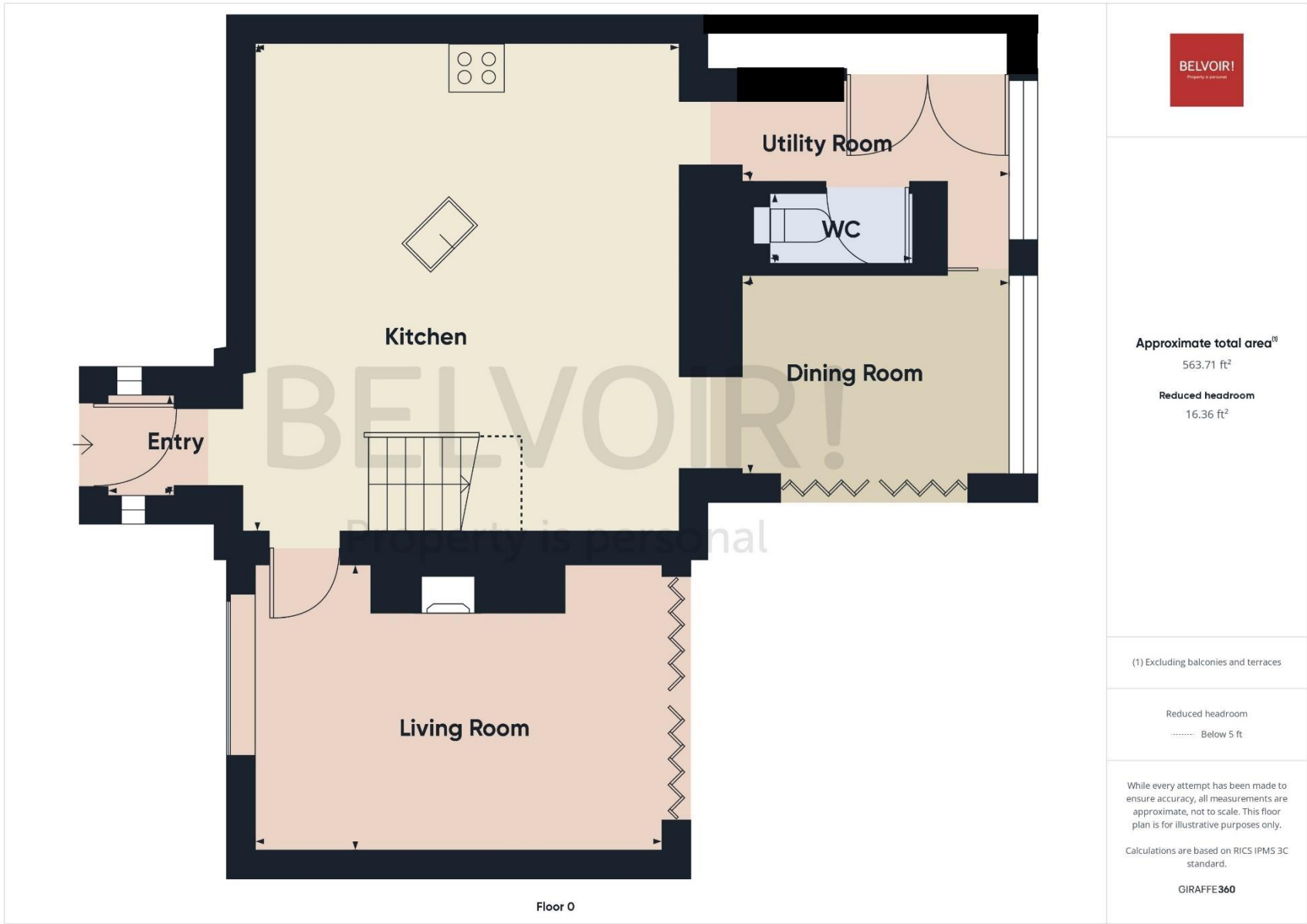




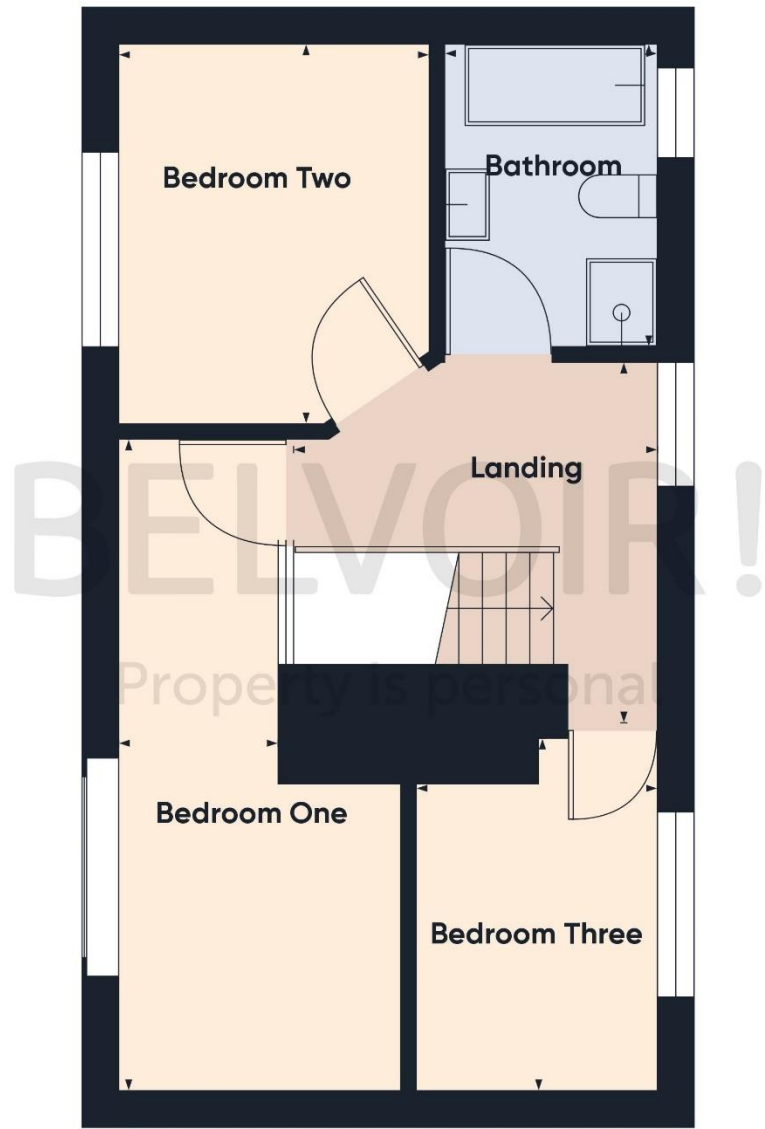
**In our opinion**

We are genuinely enthusiastic about this stunning property, and believe that its true charm and elegance can only be fully appreciated through an in-person viewing. While the 360 Virtual Tour and photographs provide a glimpse into its beauty, they are just the beginning of the journey to truly understanding the property's unique feel and sophistication. We recommend experiencing it first hand to capture the essence of what makes this home so special.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
386.21 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Contact us today to arrange a viewing...

<https://www.belvoir.co.uk/liverpool-prescot-estate-agents/>

# BELVOIR!

0151 430 0041