

**FOR SALE**

Ferny Knoll House, Ferny Knoll Road, Rainford, WA11 7TG





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*Luxury, detached farmhouse finished to the highest of standards with a 1 acre plot.*



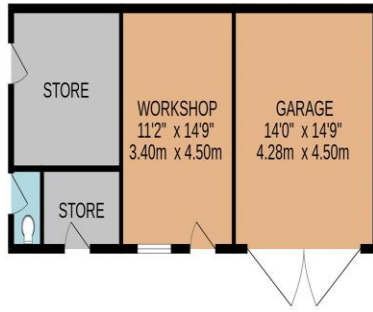
- Stunning detached farmhouse
- Fully renovated 10yrs ago
- Luxury, high spec finish
- Substantial 1 acre plot
- 3 double bedrooms / 3 reception rooms
- Air source heat pump / underfloor heating
- Peaceful setting with lovely views
- 2442 SQFT

Dating back to the early 1900s and set within a stunning mature plot & extensive gardens measuring approximately one acre - this beautiful double fronted Derby Farmhouse is a rare opportunity for clients to purchase a property of exceptional character and genuine kerb appeal. Bought by the current owners around 10yrs ago & renovated throughout to an exceptionally high standard with great care taken in retaining the home's original features and character. Our clients have undoubtedly brought many contemporary additions to the property such as an air source heat pump & underfloor heating throughout the ground floor. All new floorings, skirting boards, ornate plasterwork & luxury bespoke in-frame windows all give the home a level of quality that requires viewing to be fully appreciated. The property itself is arranged over two floors & offers a sizeable 2442 square feet of living space that in brief comprise; a welcoming entrance hallway, three wonderful & spacious reception rooms, a stunning fitted kitchen with quality quartz worktops, Belfast Sink & a range of integrated appliances. Upstairs the home has been remodelled to create three large double bedrooms (though there is the option still to turn it back into a four bed) with a luxury en-suite with free standing bath plus walk-in wardrobe serving the master bedroom, plus there is a high spec fully tiled principal shower room. Externally, the Farmhouse sits perfectly within its plot & gardens. A long driveway leads to the various detached outbuildings / garage / stores. These outbuildings alone measure around 500 sq ft and could easily be renovated / utilised into an annexe for a family member or be used by any clients wishing to run a business from home. Our clients have also built a spacious Indian Stone patio area too for sitting out and enjoying the south-westerly orientation on that side. The gardens are extensive, mature and beautifully maintained plus there are far reaching open aspect views from each side of the house too. Locally, whilst the setting is undoubtedly a rural one, the Rainford train station with access into the city of Liverpool is only a 3 minute drive away. Furthermore, the home is serviced by super-fast broadband & our clients have integrated Cat-5 wiring in the house too. Early viewings are essential to appreciate the home on offer.

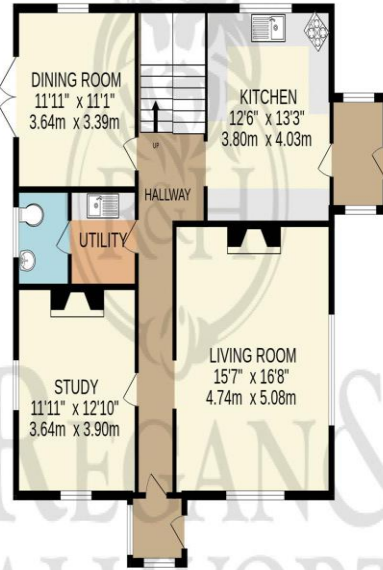




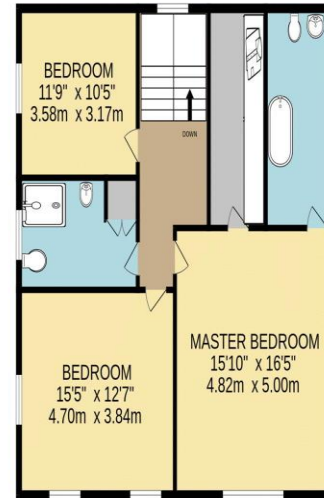
OUTBUILDING  
533 sq.ft. (49.5 sq.m.) approx.



GROUND FLOOR  
976 sq.ft. (90.6 sq.m.) approx.



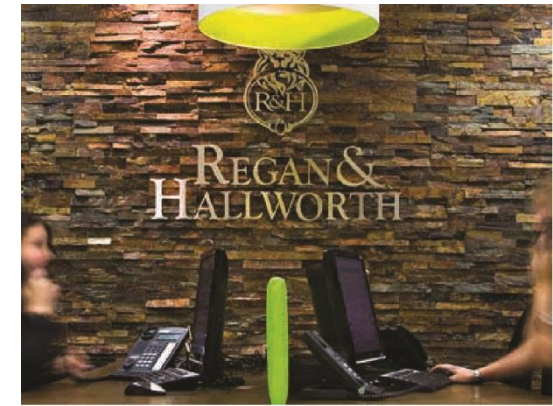
1ST FLOOR  
934 sq.ft. (86.7 sq.m.) approx.



The Professional Estate Agents

TOTAL FLOOR AREA : 2442 sq.ft. (226.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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