



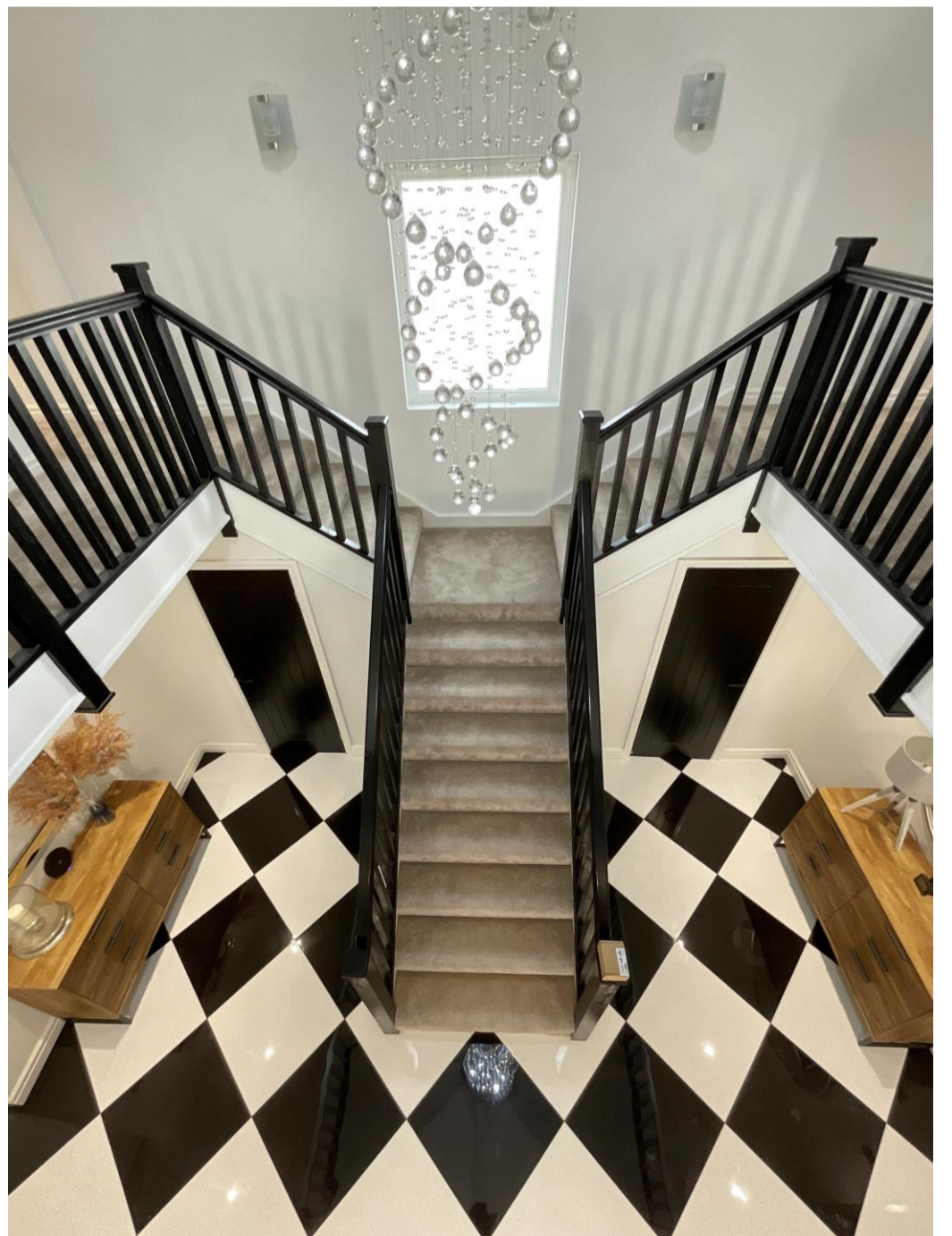
-  Impressive Detached House
-  Charming Cobbled Courtyard
-  Four Bedrooms, Three Bathrooms

-  Two Bedroom Coach House Annex
-  Double Garage
-  Secluded Position

Price: £595,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008







A rare opportunity has arisen to purchase a unique and impressive detached former Stable standing in a secluded cobbled courtyard setting and including a self-contained detached Coach House Annexe, double Garage, Entertaining Suite and Private Garden. In the opinion of the Agents, this property will be of interest to a discerning purchaser seeking a unique property with newly refurbished, recently completed, beautifully presented accommodation.

There has been an extensive programme of construction, refurbishment with thoughtful design and attention to detail carried out by the present owners during 2023 and 2024 which has resulted in a unique, beautifully presented and truly outstanding property. The main house offers exceptional accommodation which can only be appreciated upon inspection, briefly comprising Open Porch, Reception Hall with central feature staircase and Fitted Cloakroom/WC, Living Room open plan with a fully fitted Dining Kitchen with central island unit; quartz worktops and a range of integrated appliances including two electric double ovens; wine cooler; dishwasher; induction hob; plumbed in American style fridge/freezer; microwave; coffee maker; pull out larder cupboards; soft close doors and hot tap. The Kitchen also leads to a Boot Room; Wash Room and Utility Room which also provides direct access to the Entertaining Suite which has a drinks bar and cooking/barbecue area. Also to the ground floor is the fourth Bedroom, En-suite Shower Room and Gymnasium/Plant Room with the solar power consumer units; inverter, pressurised hot water system and zoned under floor heating valves. To the first floor, the principal Bedroom has a Juliet balcony and large En-suite Shower Room. The spacious galleried landing with a Study Area and there are three further Bedrooms, one of which has an En-suite WC. There is a generously proportioned main Bathroom with free standing bath and walk in shower.

The feature cobbled courtyard provides ample parking and turning space and there is a double width Garage with electric light and power supply. The detached Coach House Annexe is self-contained and provides excellent accommodation ideal for a dependant relative, briefly comprising Living Room and Kitchen to the ground floor with two Bedrooms and Shower Room to the first floor. In addition, the Coach House has its own patio area.

The property is accessed by a private gravelled driveway which provides access by right of way to the private electrically operated, remote controlled gates and courtyard. To the rear, there is a secluded southerly-facing garden with outdoor fireplace and housing for a hot tub.

The location of the property is convenient for access to Southport town centre which is a 10 minute walk, a 30 minute walk to the beach and a 15 minute walk to Birkdale Shopping Village together with the railway station on the Southport/Liverpool commuter line.

Council Tax: Sefton Borough Council are in the process of providing the council tax rating

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

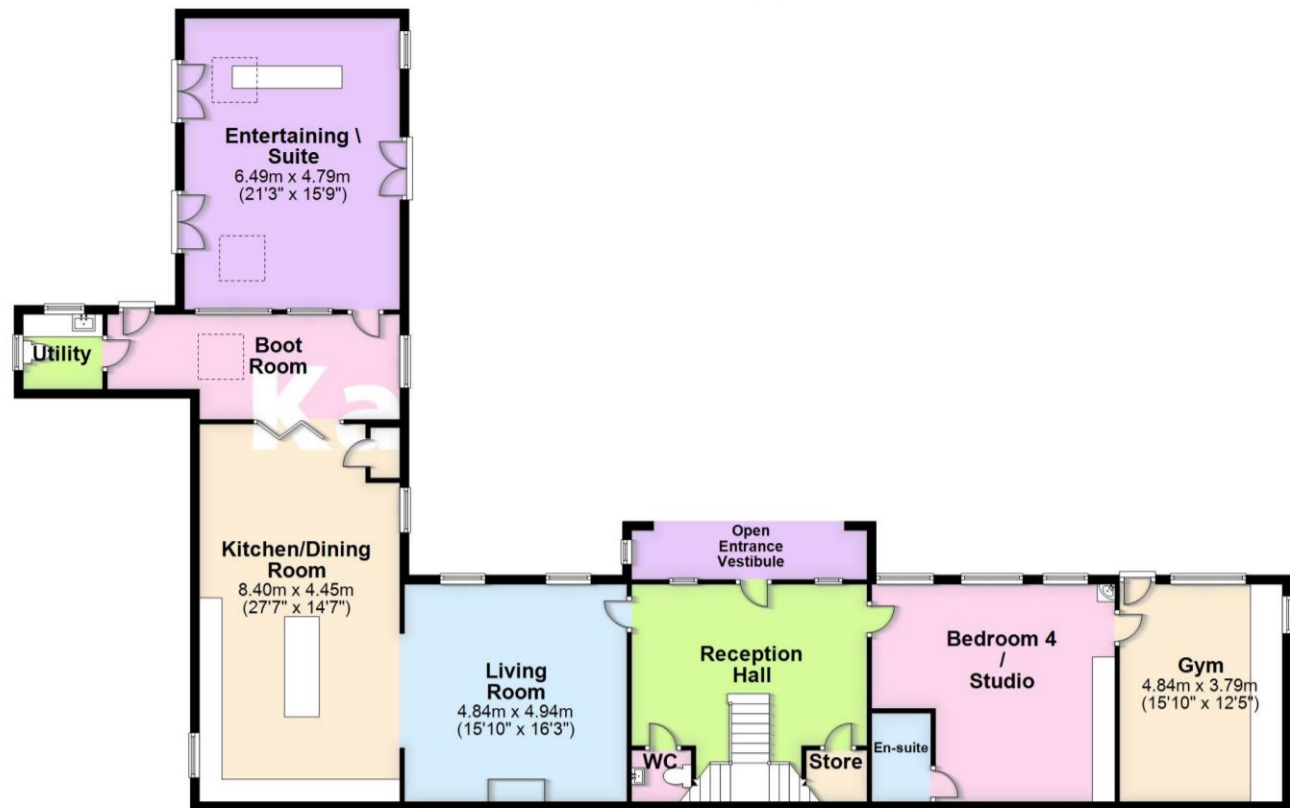
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

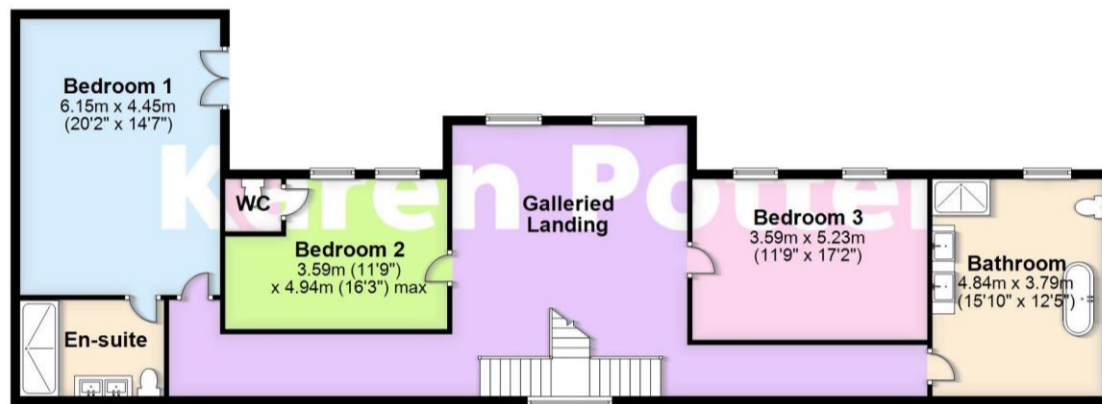
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Main Residence

Ground Floor
Approx. 187.3 sq. metres (2016.5 sq. feet)

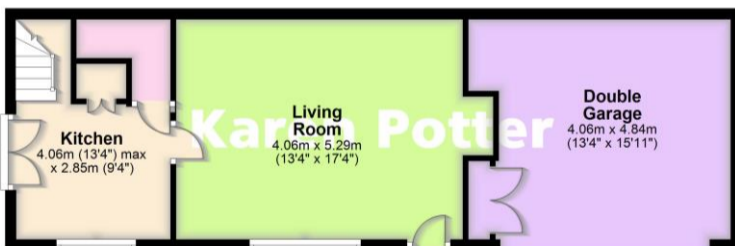


First Floor
Approx. 137.0 sq. metres (1475.0 sq. feet)

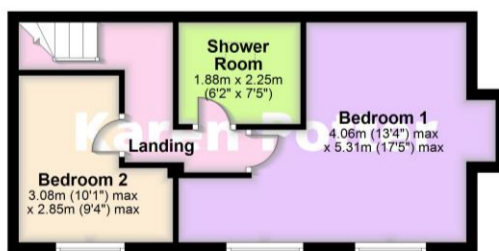


Total area: approx. 324.4 sq. metres (3491.5 sq. feet)

Ground Floor
Approx. 53.6 sq. metres (576.5 sq. feet)



First Floor
Approx. 34.2 sq. metres (367.9 sq. feet)



Total area: approx. 87.7 sq. metres (944.4 sq. feet)

Coach House Annex

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk