



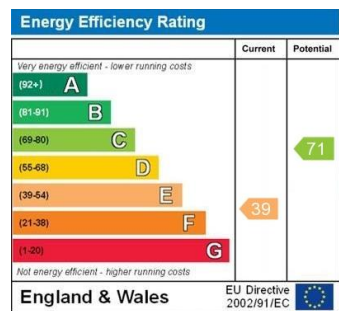
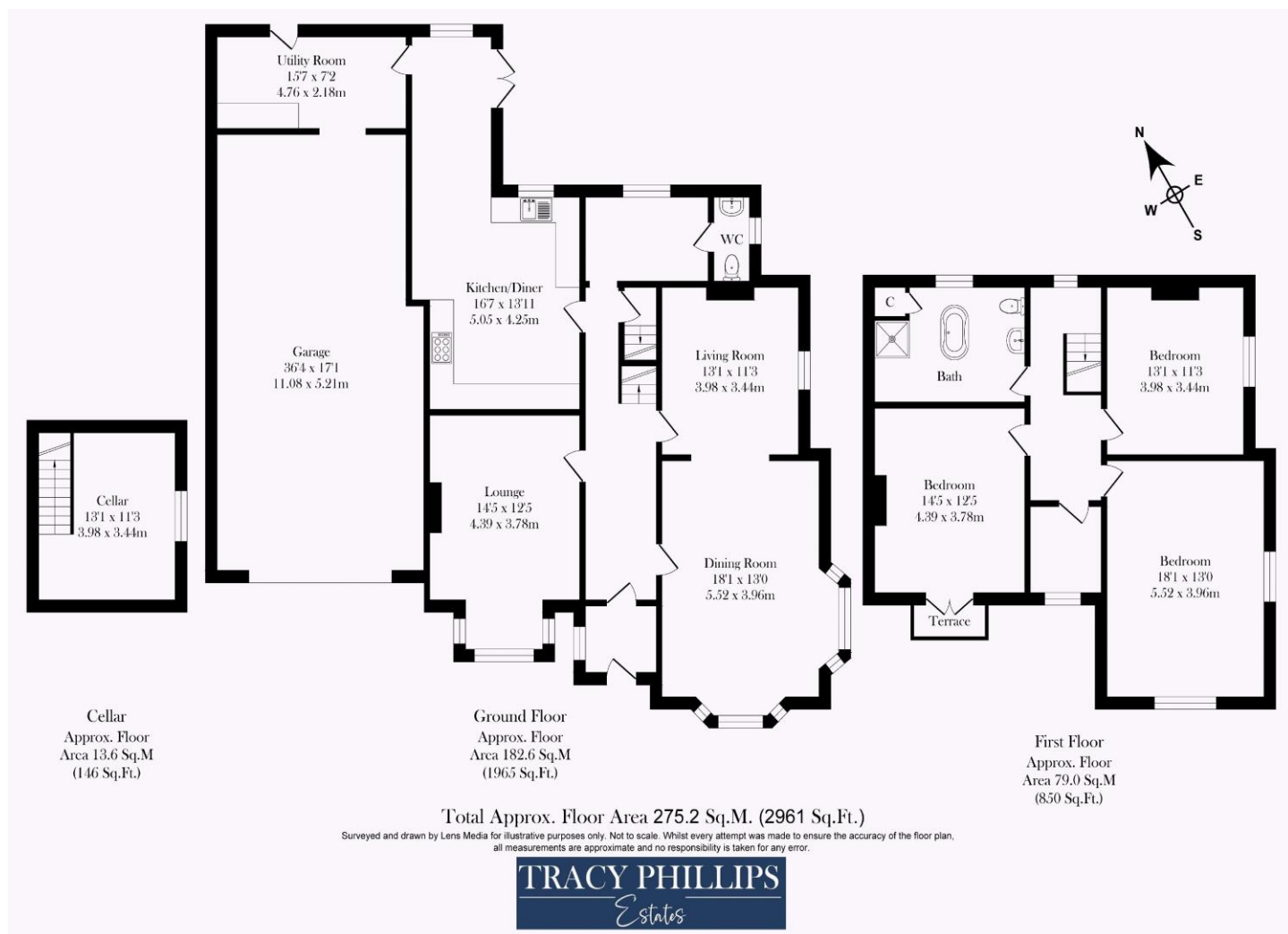
TRACY PHILLIPS

Estates



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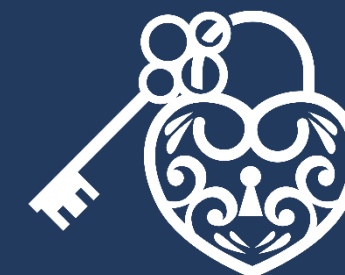
01257 422228

enquiries@tracyphillipstates.com

tracyphillipstates.com

Asking Price £800,000

Chorley Road, Standish



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Resting at the water's edge, in a hidden away and discreet position, Waterside is a truly magnificent double fronted home, steeped in local history and filled with character features. Believed to date back to circa 1860's, this handsome Victorian home is located on an amazing plot of circa 0.6 of an acre and is set behind a walled garden, approached via the property's gated driveway. The property has an excellent floorplan, extending to circa 2961 sq. ft with well-proportioned rooms, tall ceilings, intricate cornicing, open fires and tall sash windows with views over Worthington Lakes. Briefly comprising an entrance vestibule, positioned behind the original front door and leading into the beautiful spacious hallway which has dado rails and parquet flooring and original returning staircase leading to the first floor. The balanced hallway leads to both sides of the home with the main reception rooms to the right-hand side of the home. This stunning room is flooded with light and has views over the waterside via a picture window and two walk-in bay windows, finished with the original shuttered edges. The room is warmed by an open fire with a black cast iron grate and Victorian surround. This room is not only homely and welcoming but with excellent proportions, ideal for entertaining and family gatherings. There is a further cosy sitting room positioned to the left-hand side of the home, which features a large walk-in picture window overlooking the impressive driveway leading to the home and the tree-lined front gardens. The fireplace includes a wood burning stove which also cleverly supports the heating system when lit. The kitchen is positioned at the rear of the home and features a classic range of traditional style shaker units, finished with granite worksurfaces, and an impressive Rangemaster range cooker. With ample room for informal dining, a Velux roof light fills the room with natural light and two windows overlook the Victorian walled garden to the rear. There is also a further rear hallway area leading to a handy ground floor cloakroom. The kitchen also leads to a practical utility area, which in turn leads into the huge attached garage, possibly the former Coach house, offering potential for further extension to either the home or as currently used as a workshop/store. This space is vaulted and also features original windows.

The first floor reveals three impressive double bedrooms and a further storeroom which would make either an ideal ensuite bathroom or would provide access to the loft spaces, which we understand would be ideal for creating further bedrooms if needed. The main bedroom includes two large windows, filling the room with natural light and some wonderful light shows provided by the waterside setting. The family bathroom completes the first floor and is a stylish four-piece suite offering a slipper bath, large walk in tiled shower, traditional wash hand basin and w.c. and is finished with half tiled walls and Amtico style flooring. The outside of this magnificent home is equally as impressive as the interior.

Approached via a private road and leading to the gated entrance of the home which is discreetly positioned behind mature Beech trees. The home then offers a driveway which leads to the property, bordered by lawns, and to a large parking area to the front of the home and also the attached garage. The mature gardens are filled with planting, sympathetic with a home of this age and character. The rear gardens, which are walled, are also filled with mature planting and include York stone patio areas, ideal for relaxing and entertaining, a kitchen garden area, and raised borders.

This special landmark home rests on the borders of Standish, making it ideal for easy access to schools and transport links, shopping and dining facilities and yet with an exclusive waterside location providing an equally tranquil and private setting.





