



Maria B Evans Estate Agents Limited

“Huntscliffe”, Robin Lane, Parbold WN8 7BE

Offers in the region of £800,000



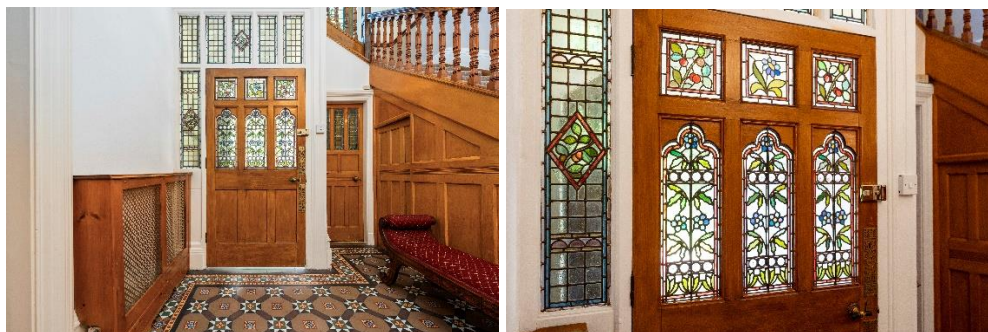
- Handsome Victorian six-bedroom semi-detached house
- Originally designed as a distinctive detached property
- A West Lancashire Authority House of Local Importance
- Elegant accommodation set over three floors
- Brimming with attractive original period features
- Impressive entrance hallway with stunning tiled floor
- Two generously spacious and light reception rooms
- Superbly appointed kitchen and light-filled orangery
- Family bathroom and basement shower room
- Set in some $\frac{3}{4}$ of an acre of landscaped tiered gardens
- Detached garage and ample driveway parking
- Excellent position for schools, school buses and amenities
- Road and rail commuter routes within easy reach

This handsome, Victorian six-bedroom residence, built by a local family and deemed a House of Local Importance, offers elegantly presented accommodation over three floors thereby offering a degree of flexibility for room uses if required. Having a wealth of original features, this superb family home has been sympathetically restored to an exacting standard along with adding more contemporary details throughout. Being set in extensive and tiered gardens, tranquility and privacy are its watchwords whilst being within walking distance of the local schools, school bus routes and all the village amenities.

A broad, solid oak door, having coloured and leaded glass inserts and matching fanlight above, opens to the portico which shelters the inner door. A high dado rail, twelve-inch-deep skirting boards and quarry tiled flooring already reveal the homes era and these superb features, and many more, can be found throughout. A pendant light is suspended from the vaulted and coffered ceiling which highlights the beautifully glazed and leaded side panels, fanlight and door which opens to the impressively spacious hallway.



Here, oak panelled doors with brass furniture give way to the ground floor accommodation and the original Victorian floor tiling has been splendidly restored to create a stunning feature of the property and offer a true sense of arrival. Features include a deeply coved ceiling, dado rail and both pendant and wall lighting. A carved oak spindle staircase, with storage cupboard beneath, rises and turns to the first-floor landing passing a substantial stained glass and stone mullion window which allows natural light to gently filter into this lovely area.



The dual-aspect principal lounge has been recently refurbished to a high specification and has a sash window to the side and a bay window overlooking the gardens. Pendant and wall lights illuminate the retained original features whilst touches of contemporary style have been added via the Amtico flooring and carved stone Adam-style fire surround and hearth housing an Esse gas-log stove. A decorative radiator cover also creates a cabinet to provide storage.



The second reception room with stripped pine floorboards, has a large sash window to the rear garden, wall lights and recessed downlights to the high ceiling. An original black marble fireplace with arched aperture, gold etching and cast-iron insert houses an open fire facility (chimney currently boarded) and creates the focal point of the room whilst two radiators supplement the warmth on chilly evenings.



The fabulous kitchen area to the side spills into the orangery creating a very special space for the family. Built by Johnson & Johnson, the walnut-wood base units and drawers and ivory painted wall cabinets co-ordinate perfectly with the limestone tiled flooring which flows through both areas and benefits from underfloor heating. The granite peninsula breakfast bar and work surfaces are enhanced by the under-cabinet and pendant lighting and incorporates an etched drainer alongside the inset stainless-steel sink unit with swan neck mixer tap. Also inset is the Gaggenau gas hob and steamer which is complimented by the twin AEG eye-level ovens close by. Integrated appliances include an AEG wine cooler, Bosch automatic washing machine, a Fisher & Paykel two-drawer automatic dish washer and larder-style fridge freezer. The canopy lit Amdega orangery offers a superb living and dining space and has French windows to the side giving access to the gardens.

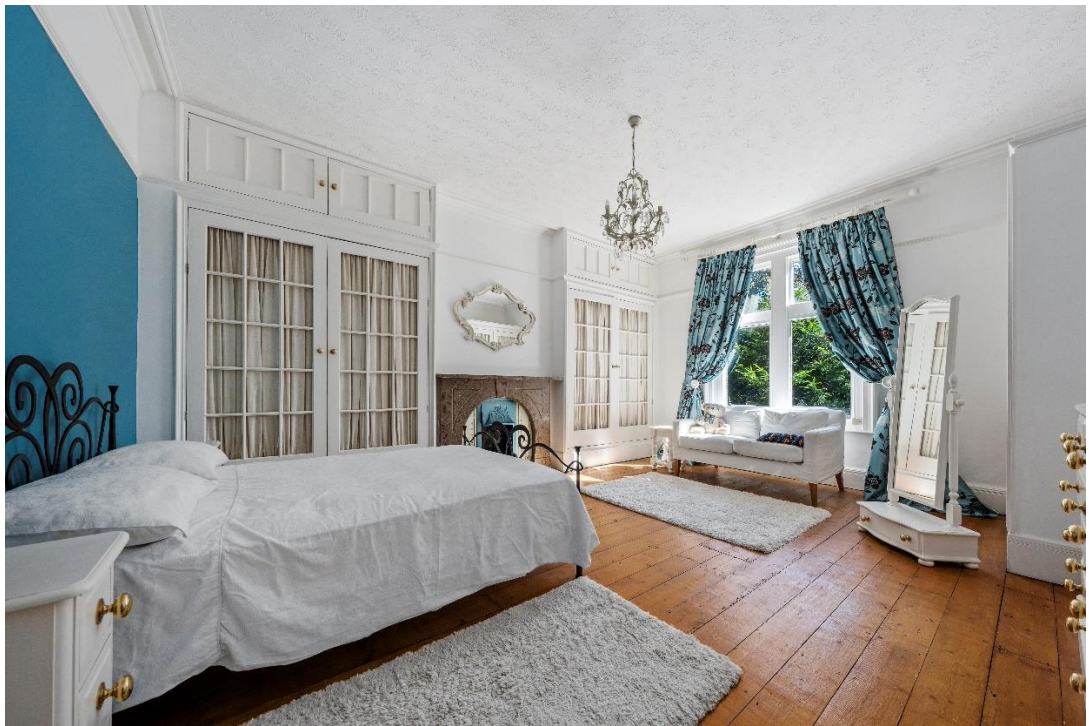


Completing the ground floor accommodation is the cloakroom with stone-mullion, stained glass window to the front. The part-tiled walls form the backdrop to the two-piece white suite of vanity set wash hand basin and low-flush w.c.

The first-floor T-shaped landing has a coved ceiling, radiator, dado rail and access to the insulated loft. White painted panelled doors open to each of the rooms.



The master bedroom with polished pine floorboards has a sash window to the rear and pendant lighting. Two built-in wardrobes stand to either side of a light Emperor granite fire surround with cast iron grate and tiled insert and a further double wardrobe is positioned on the opposing wall.



Bedroom two is a double room with laminate flooring, a sash window to the side and pendant lighting. Two built-in wardrobes stand to either side of the rouge-granite fire surround having a tiled insert and cast-iron grate, with a radiator for additional warmth.



Bedroom three is also a double room with a sash window to the rear, laminate flooring, pendant lighting and a radiator. Bedroom four, a single room, is currently used as an office with a built-in wardrobe to one wall, radiator and pendant lighting.



The fully-tiled bathroom comprises a three-piece white suite of close-coupled w.c., vanity set console style wash hand basin and panelled bath with monobloc tap plus a shower to one end and an inset Tile Vision television above to enhance relaxation. A chrome ladder-style heated rail provides warmed towels once the programme of choice has ended.

A door from the entrance hall gives way to the basement via a cloaks area with a further door to the descending staircase and having a window to the front. A corridor lit by pendant and wall lighting gives way to the basement rooms and has a walk-in under-stairs storage cupboard, ideal for wine racks.

The two spacious rooms have optional usage as either bedroom five and six – both generous doubles – or as an office space and/or games room. The principal room has both wall and ceiling lights, a television point and a French window opening to a flight of stone steps rising to the rear garden. A pale grey marble fire surround and tiled hearth features in the room and there is also a radiator. The second room is slightly smaller, has a window to the side, ceiling light and a radiator.



Shared by the two rooms, the fully tiled shower room with slate effect vinyl flooring and panelled ceiling has a three-piece white suite comprising a low-flush w.c., vanity set console wash hand basin with monobloc tap and a step-in shower with glazed screen and Mira Sport electric unit. A chrome ladder-style heated rail is on hand for warmth.

This grand and impressive family home, set in three quarters of an acre grounds and was originally designed as one property. Huntscliffe has been apportioned with absolute finesse and is positioned at the far and private end of a pebbled driveway across a right of way from the neighbouring property. The broad parking area provides space for several cars and the complementary detached brick-built garage has a tiled roof and finial, two timber folding doors, power and light. Mature shrubs and trees border the area and provide shelter and privacy.





Continuing on a pebbled path which runs around the side of the property and beyond the orangery, the upper part of the garden is laid to lawn with borders of mature trees and shrubs and a York stone sun terrace for al fresco dining. A deep herbaceous border and a grass path run to the side of the lawn but an alternative route is via the stone steps which lead under a rambling rose-laden arbour to the lower lawn which, once again, is surrounded by mature planting and gives total seclusion. Falling further away and beyond an herbaceous border, the former croquet lawn sits beneath the shade of an ancient oak tree amongst others. From here, a timber gate gives way to a “secret garden” with a mown path through the natural woodland area, with flowering shrubs and plants and borders the neighbouring farmland.





Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is West Lancashire Borough Council

The EPC rating is E

The Council Tax Band is G

The property is served by mains drainage

The property is warmed by mains gas central heating

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