



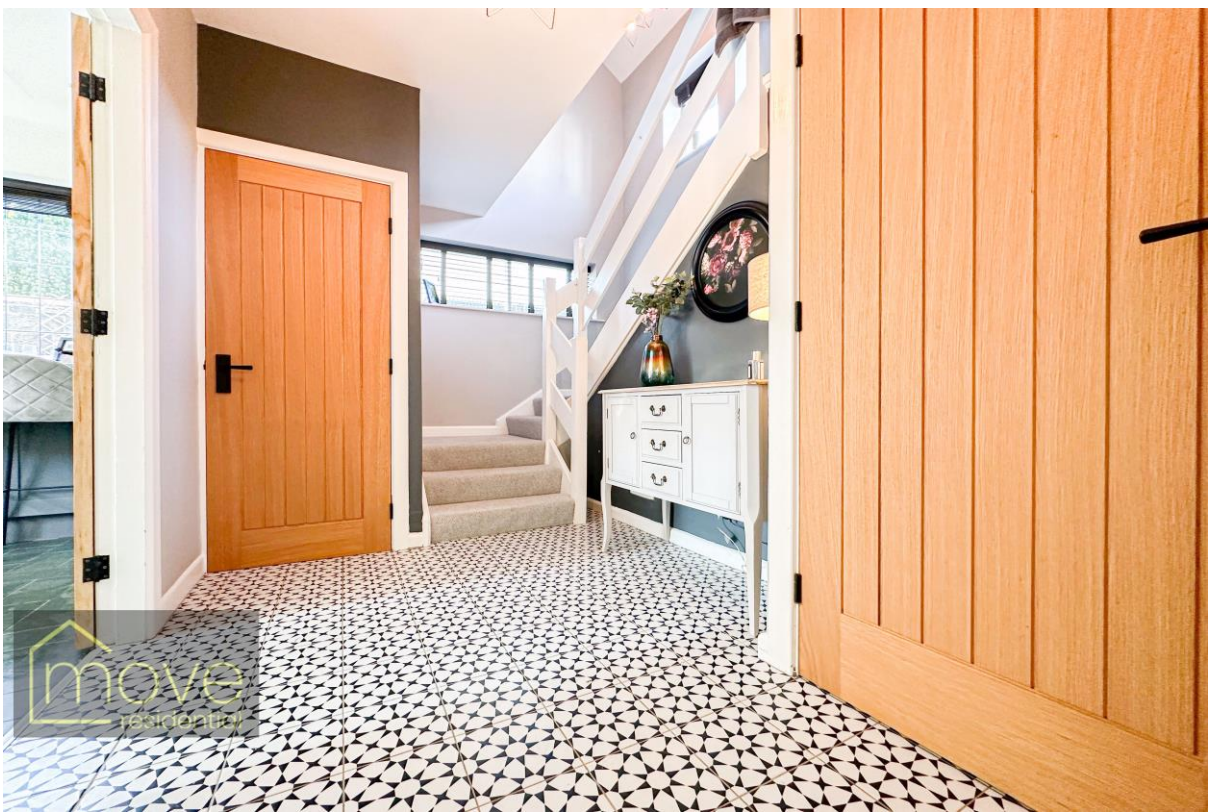
## Riding School House, Gateacre, L25 5JX

- Charming Three Bedroom Link-Detached Cottage
- Grade II Listed - Bursting with Character & Charm
- Modern Fitted Kitchen Finished to High Standard
- Luxurious Tiled Four-Piece Family Bathroom Suite
- Situated in the Highly Desirable Area of Gateacre
- Entrance Hall, Bright & Spacious Reception Room
- Three Generous & Impeccable Double Bedrooms
- Lovely Garden to Rear, Off-Road Parking & Garage



£450,000







































## **Description**

Nestled in the highly favoured residential community of Gateacre, L25, is this truly unique three bedroom link-detached cottage, brought exclusively to the sales market by appointed agents Move Residential. This Grade II listed riding school building has been converted into an absolutely stunning family home, boasting a charming frontage that exudes character, with generously proportioned and thoughtfully designed interiors throughout, which offer modern luxurious family living whilst remaining sympathetic to the heritage of the building. Upon entering the property you are greeted by a striking entrance hall which boasts a chic patterned flooring, leading into the spacious and beautifully presented reception room, which provides ample space to accommodate both a sitting area and formal dining space. Awash with natural light courtesy of a set of French doors offering views and access out to the lovely rear garden, this room is finished in a tasteful neutral décor with exquisite parquet flooring, presenting a delightful setting for both relaxing and enjoying mealtimes with family and friends. This welcoming space flows seamlessly into a spectacular modern kitchen which has evidently been designed to the highest specifications, complete with a range of stylish fitted units, complementary wood style worktops providing plentiful surface space and sleek integrated appliances, along with a breakfast bar ideal for more casual dining. The outstanding quality and elegant décor continue to the first floor, where you will find three generously sized double bedrooms, all receiving an abundance of natural light and finished to an impeccable standard, featuring plush carpeting, with the master bedroom further benefitting from attractive fitted furniture. Each bedroom offers an abundance of character, enjoying sloping ceilings and exquisite beams. Providing the finishing touches to this home is a luxurious four-piece family bathroom suite, featuring complementary ceramics to the walls and floor. This fabulous property is further enhanced by the enchanting rear garden. Made up of a beautifully maintained lawn with decorative greenery borders, and a smartly flagged patio area providing a serene spot for enjoying al-fresco dining, this presents an idyllic outdoor setting for the whole household to enjoy. To the side, off-road parking is available for several vehicles, along with a garage which offers additional storage space. This rare opportunity within the sales market is one not to be missed, with this uniquely charming property promising to be an incomparable future home for a very lucky family.

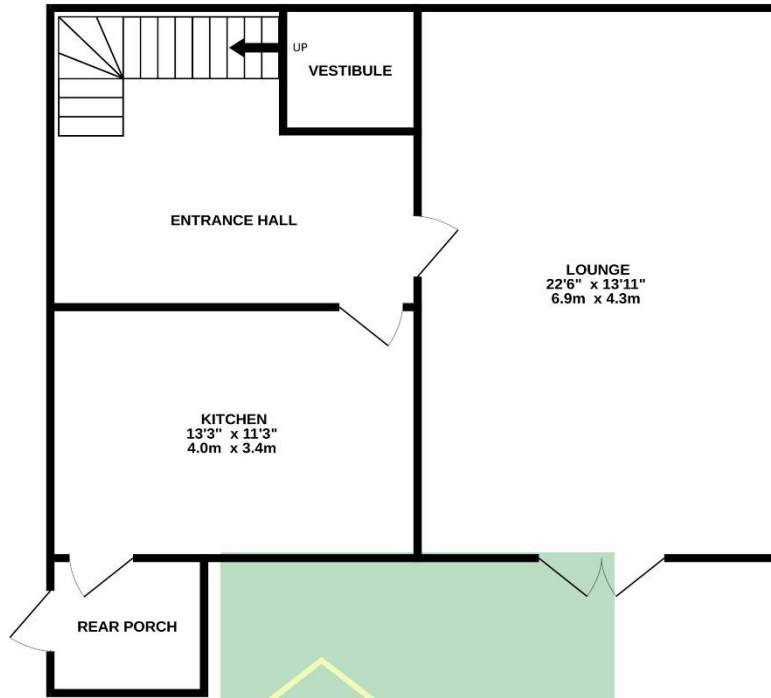
## **Location**

Slightly further out from the city centre, Gateacre has its own distinct identity retaining the traditional village facilities and atmosphere which appeals particularly to families and older buyers. Housing consists mainly of larger traditional semi and detached property, with some smaller character terraced cottages in the centres of Woolton and Gateacre and a small number of apartment developments. Woolton Village, Gateacre Village and Hunts Cross Avenue are all designated conservation areas due to the historical value of many of their buildings and green spaces are plentiful with Camphill and Woolton Woods, Allerton Towers, Reynolds Park and Belle Vale Park all within L25. Woolton Village has a regular farmers market, Tesco and Sainsburys stores, a thriving high street with popular local pubs, quality restaurants, the charming Woolton Picture House cinema and a library. Belle Vale Shopping Centre is also conveniently located. Schools in the area are highly regarded and include Gateacre Community Comprehensive School and St Francis Xavier's (SFX) College. Hunts Cross railway station provides a regular train service and road links to the M62 and John Lennon Airport put both of these and the City Centre within 15 minutes drive

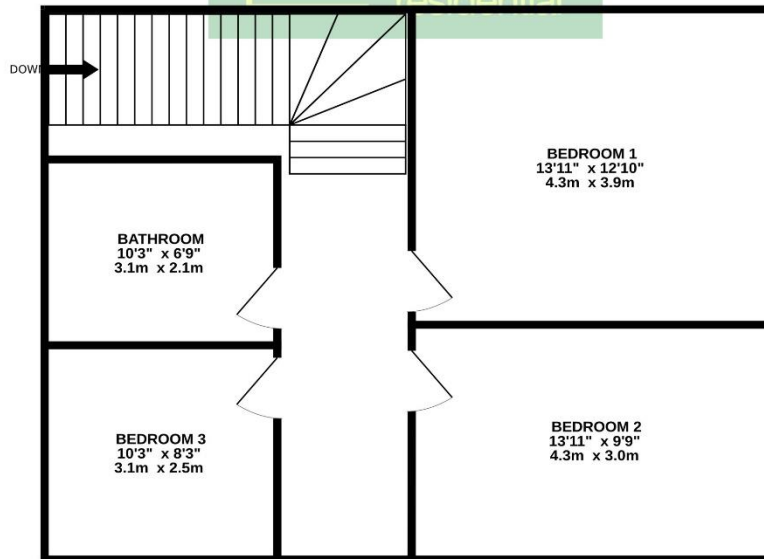


# Floor Plan

GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.2 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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## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.