



Hale Road, Hale Village, Liverpool, L24 5RE

- Enchanting Newly Thatched Three Bedroom Cottage
- Finished to an Impeccable Standard & Full of Charm
- Two Welcoming Lounges, Two Utility Rooms & WC
- Four-Piece Ensuite to Master & Family Shower Room
- Occupies a Generous Plot in Picturesque Hale Village
- Entrance Hall, Open Plan Kitchen Diner & Orangery
- Two Double Bedrooms & Spacious Single Bedroom
- Lovely Rear Garden, Outbuilding & In Out Driveway



£650,000





























Description

Nestled within a generous plot on Hale Road in the picturesque Hale Village, L24, is this truly enchanting three bedroom detached cottage, proudly showcased to the sales market by appointed agents Move Residential. Those searching for a home with character should look no further as this property is practically bursting with it, boasting a charming frontage featuring a rustic thatched roof which exudes curb appeal. The interior is equally alluring, offering generously proportioned interiors which have been finished to an impeccable standard throughout, showcasing a plethora of characterful original features which are blended seamlessly with high specification modern renovations. Upon entering the residence, you are greeted by a grand entrance hall which features exposed wooden beams, setting a precedent for the accommodation to follow and leading through to the spectacular open plan kitchen diner. Certain to be at the heart of the home, this immaculately presented room presents a fantastic social space for enjoying family mealtimes and entertaining guests. The kitchen is complete with a range of elegant fitted base and wall units, complementary quartz worktops providing plentiful surface space and a range of sleek integrated appliances. A breakfast bar provides the ideal spot for more casual dining, and there is plenty of room to accommodate a formal dining table. The kitchen diner flows into an exquisite orangery which features a lantern ceiling with stained glass detailing, flooding the space with natural light, presenting a delightful alternative sitting area where views of the rear garden can be enjoyed. Continuing through you will find a sensational reception room, awash with daylight courtesy of dual aspect windows and a set of French doors. Sumptuously finished in an elegant décor, this presents a space to relax and unwind which feels both welcoming and luxurious. To the right of the entrance hall is a second beautifully presented sitting room, featuring an eye-catching fireplace and ornate detailing to the walls and ceiling. This leads into two well-equipped utility rooms and completing the ground floor is a convenient WC and a well-proportioned single bedroom enjoying views out to the rear garden. The outstanding quality continues to the first floor where you will find the showstopping master bedroom which boasts the original ceiling beams and wood flooring, enjoying the added luxury of walk-in wardrobe complete with floor to ceiling fitted wardrobes, and a fabulous four-piece ensuite bathroom. There is a second impeccably finished and spacious double bedroom complete with stylish fitted wardrobes and under eaves storage cupboards, and adding the finishing touch to the interior of this exceptional home is a modern family shower room. Externally, the property is further enhanced by the magnificent grounds that surround it. The expansive rear garden offers a fantastic outdoor space for the whole household to enjoy, bordered by mature trees and bushes which provide privacy and seclusion. A vast and neatly maintained lawn offers plenty of room for recreational activities whilst a flagged patio area presenting a serene spot for al-fresco dining. A substantial outbuilding accommodates an office space, ideal for those who work from home, as well as a garage and a shed providing additional storage space. To the front, a meticulously manicured garden area enhances the visual appeal of the property, and an in and out paved driveway provides ample off-road parking. A viewing is highly recommended to fully appreciate the unique charm that this remarkable property has to offer, promising to make an incomparable future residence for a family searching for their forever home in an idyllic village setting.

Location

Hale village is located 3 miles from Widnes in Cheshire and 1 mile from Liverpool - John Lennon Airport on the north bank of the River Mersey. Historical landmarks include St Mary's Church and Hale Village Hall. Hale C of E Primary School is located nearby with Hale Park providing an excellent green space. Hale Village has several times won 'Best - Kept Village' awards in the late 1960's and more recently several "Community Pride" and "Little Gem Awards" for several locations in the village. Situated on Grade I agricultural land, Hale Village is surrounded by several farms and rolling countryside.

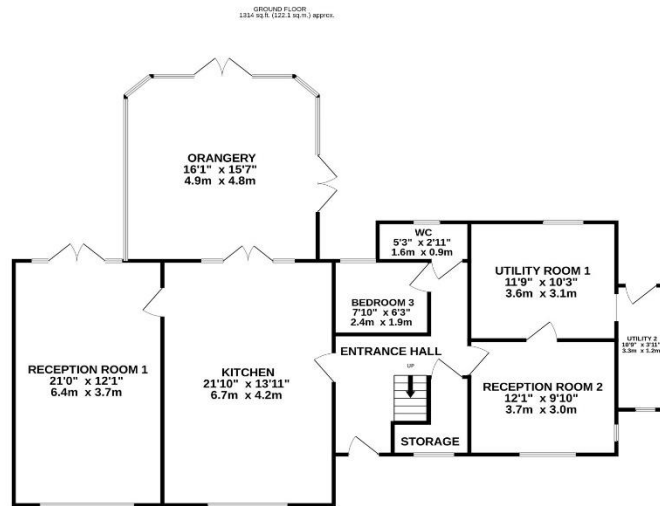
EPC Summary

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

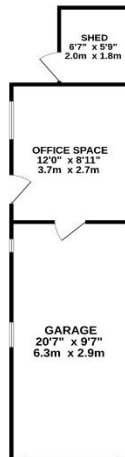
Additional Information

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.

Floor Plan



OUTBUILDINGS
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 2217 sq.ft. (206.0 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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