



Sands Road, Mossley Hill, Liverpool, L18 8BD

- Stunning Seven Bedroom Period Detached Residence
- Inspiring Formal Dining Room with Feature Fireplace
- Impressive Sleeping Accommodation, One En Suite
- Expansive Basement with Skullery and Utility Room
- A Number of Integral Outbuildings and Two Garages
- Two Bright and Spacious Living / Sitting Rooms
- Designer Dining Kitchen with Integrated Appliances
- Three WC's, Family Bathroom Suite and Shower Room
- Electronic Gated Driveway with Plentiful Parking
- Grounds with Herb Garden, Terrace & Summer House



£1,100,000











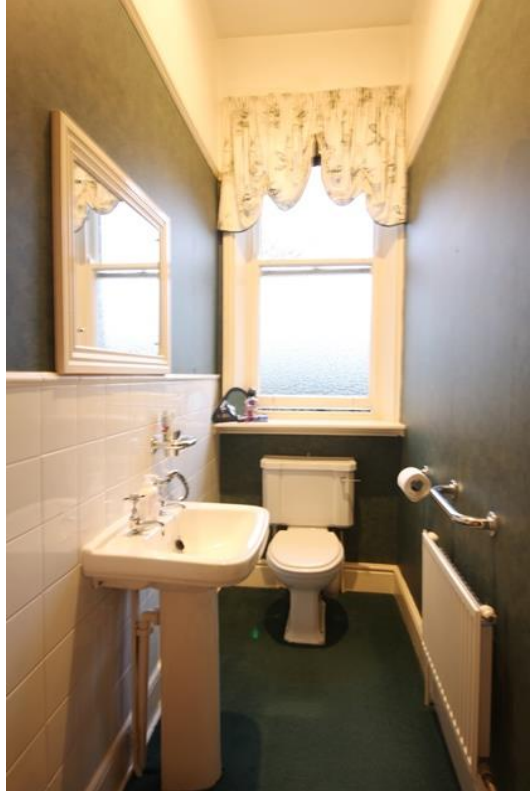


























Description

Located on a substantial plot of land in the highly coveted community of Mossley Hill, L18 is an extraordinary seven bedroom detached residence offering a truly enviable family home for a very lucky purchaser. Arriving at the sales market courtesy of appointed agents Move Residential, this beautiful, historical accommodation exudes character throughout retaining many original features and boasts generous proportions whilst enjoying a thoughtful design. Set within impressive private grounds that provide both seclusion and security, this unique residence greets you with a grand reception hallway. Enjoying ornate architraves and a coved and corniced ceiling, this inspiring welcome sets the standard for the remainder of this remarkable home. A warm and inviting sitting room provides views overlooking the picturesque grounds and also showcases a striking stone fireplace that draws the eye. Awash with natural light, this charming living space offers the perfect spot for the family to gather. Continuing to impress, there is an enviable formal dining room with a full height sash window providing views to the front aspect. With wonderful high ceilings and an elegant timber fire surround framing a lovely cast iron fireplace, this delightful space provides the perfect setting for entertaining and special occasions. Furthermore, there is an additional reception room offering a tastefully finished lounge. This alternative sitting room boasts stripped and polished wood flooring, and provides yet another stunning feature fireplace as a focal point. Flooded with an abundance of natural light, this welcoming room offers a wonderful setting for receiving guests. At the heart of the home, there is a generously sized dining kitchen providing an enviable spot for family meal time. Enjoying a range of attractive hand painted 'Mark Wilkinson' wall and base cabinetry, this delightful kitchen features stylish granite work surfaces, a plethora of high specification integrated appliances, and a central island incorporating a wood block cutting board. French doors leading to a rear terrace and decorative slate flooring provide the finishing touches to this lovely kitchen. Completing this floor is a convenient WC and cloakroom. To the first floor, there is substantial sleeping accommodation in the form of four well presented double bedrooms, each finished to an exacting standard, with one bedroom enjoying stripped and polished wooden flooring, a walk in bay window with views to the front aspect, and access to a private four piece en suite bathroom. Completing this floor is a four piece family bathroom suite and an additional separate WC for guests. At the pinnacle of the property, to the second floor, there are a further three generously sized double bedrooms including the principal master bedroom suite. This impressive sleeping chamber – formerly two rooms – boasts a neutral décor with quality carpeting throughout, attractive sash windows, and a dedicated dressing area with bespoke fitted wardrobe space. The final flourish to this floor, is a wash room with WC, wash basin and vanity unit; as well as an additional family shower room. This enviable residence is further enhanced courtesy of an expansive basement that provides a scullery / boiler room, a utility room, and two additional 'flexible' spaces providing the potential for use as additional living quarters.

Externally, the property is approached via a sweeping driveway accessed via electronically operated gates. Parking for several vehicles is available at the front of the property with a hard landscaped slate garden framed by an abundance of mature and well stocked flower, tree, and herbaceous borders. To the rear, there is a truly beautiful outdoor recreational space featuring a raised tiled terrace ideal for al fresco dining and entertaining, manicured lawns, a pagoda leading to a fruit and herb garden, and a beautiful Amdega summer house. Additionally, to the side elevation there is access to integral outbuildings and two secure garages. A unique and characterful residence, this extraordinary property is much loved and promises to provide the perfect family home.

Location

This is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. There are a wide variety of housing types available, including a range of Victorian terraced properties (some substantial) and mainly traditional semi detached and detached houses of all sizes, as well as some apartments. Open green space includes the 94 acre Calderstones Park with a children's playground, ornamental gardens, a lake and a cafe, with Sefton and Greenbank Parks both close by in L17. Allerton Road is a thriving local high street which has retained a traditional butchers, fishmongers and green grocers and, together with Rose Lane, offers some of the best bars and restaurants outside of the City Centre. A large Tesco store is located off Mather Avenue, with several Tesco Express in the immediate vicinity. There is a popular local library on Allerton Road and sports facilities include Palmerston Hard Court Tennis Club, Allerton Golf Course and LA Fitness Centre. Schools include some of those considered Liverpool's best, the largest secondary school being Calderstones School. Transport links into and out of the City are excellent, with both Mossley Hill and West Allerton train stations providing regular services and main bus routes running through the area. Queens Drive connects the area to the rest of the City and both John Lennon Airport and the M62 can be reached by car in less than 15 minutes.

Main Entrance -

Ornate tiled steps leading to timber entrance door with leaded light fan light over

Entrance Vestibule -

Terracotta and black tiled floor, leaded light window with wooden frame, deep skirting boards, alarm control panel, coved ceiling, ceiling rose, access to cloakroom

Cloakroom -

Courtesy light, tiled floor, window, timber and leaded light door with corresponding surround leading to:

Reception Hall - 32' 3" x 7' 5" (9.82m x 2.26m)

Easy tread spindled staircase to first floor with turned newel posts and polished balustrade, deep skirting boards, two radiators, ornate architraves, coved and corniced ceiling

Sitting Room - 12' 11" x 16' 4" (3.94m x 4.97m)

Full height walk in bay with inset sliding sash windows overlooking rear garden, stone fire surround with corresponding hearth and inset living flame gas fire, radiator, deep skirting boards, picture rail with complementary braiding, coved ceiling with pierced relief, ceiling rose

Dining Room - 19' 4" x 15' 11" (5.89m x 4.84m)

Full height walk in bay with inset sliding sash windows overlooking front garden, timber fire surround with tiled hearth, inset cast iron fireplace with tiled detail and open coal fire, deep skirting boards, wall light points, picture rail, coved ceiling with pierced relief, ceiling rose

Principal Lounge - 19' 11" x 14' 5" (6.06m x 4.4m)

Full height double sash window overlooking front garden, stripped and polished floorboards, deep skirting boards, feature fire surround with corresponding fender and tiled hearth with inset living flame gas fire, radiator, picture rail, coved ceiling with pierced relief, ceiling rose

Kitchen and Dining Room - 22' 0" x 15' 1" (6.71m x 4.6m)

Comprehensive 'Mark Wilkinson' hand painted kitchen comprising range of wall, base and full height units with integrated plate rack, straight edge granite work surfaces with corresponding splash back, Belfast sink unit with mixer tap, central island unit with straight edge granite work surface incorporating a wood block cutting board, open chimney breast with ornate surround having an inset Aga gas range, granite side surfaces, inset tiling and lighting, integrated Miele fridge and integrated microwave, decorative slate flooring, double sash window overlooking rear garden with further French doors to rear terrace

Rear Lobby -

Accessible from kitchen and main hallway, stripped and polished floorboards, access to basement

Ground Floor WC -

Low level WC, wash basin, stripped and polished floorboards, part tiled walls, base and wall units, double sash window

First Floor Half Landing -

Leaded light window, panelled surround

First Floor Landing -

Spindle staircase from reception hall, turned newel post and polished balustrade to upper floor, deep skirting boards, radiator, wall light points

Bedroom One - 19' 2" x 15' 11" (5.85m x 4.85m)

Walk in bay with inset sash windows overlooking front garden, stripped and polished floorboards, built in wardrobes, radiator, picture rail, coved ceiling, access to en suite bathroom

En Suite Bathroom -

Four piece suite having panelled bath and mixer tap with shower attachment, pedestal wash hand basin, high level flush WC, step in shower enclosure with electric shower, stripped and polished floorboards, radiator, picture rail, coved ceiling, sash window

Bedroom Two - 16' 6" x 12' 1" (5.02m x 3.69m)

Walk in bay with inset sliding sash window overlooking rear garden, deep skirting boards, fitted wardrobes, radiator, picture rail, coved ceiling

Bedroom Three - 19' 11" x 14' 2" (6.08m x 4.33m)

Double sash window overlooking front garden, radiator, picture rail, coved ceiling, downlighters

Bedroom Four - 15' 5" x 12' 0" (4.7m x 3.66m)

Double sash window overlooking rear garden, radiator, picture rail, coved ceiling

Family Bathroom - 9' 9" x 6' 7" (2.96m x 2m)

Four piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin, low level WC, step in shower enclosure with electric shower, part tiled walls, radiator, shaver point, sash window

Guest WC -

Low level WC, pedestal wash basin, part tiled walls, picture rails, sash window

Second Floor Half Landing -

Leaded light sash window

Wash Room -

Low level WC, bidet, pedestal wash hand basin, part tiled walls, base and wall mounted vanity units, radiator, extractor fan

Shower Room -

Double shower enclosure with electric shower, radiator, part tiled walls, extractor fan, access to loft space, door to additional eaves storage with courtesy light

Bedroom Six - 14' 7" x 10' 6" (4.45m x 3.21m)

Pitched ceiling with double glazed sash window, hanging rails, radiator

Principal Bedroom Suite Seven - 15' 10" x 15' 1" (4.83m x 4.59m)

plus 15' 1" x 12' 9" (4.59m x 3.89m) formerly two rooms Double glazed sash windows to front and side aspects, pitched ceilings, range of built in wardrobes to eaves with hanging space, radiator

Basement -

Hall - 23' 3" x 7' 7" (7.09m x 2.31m)

Terracotta and black tiled floor, radiator

Room One - 7' 4" x 10' 5" (2.23m x 3.17m)

Power and light

Scullery - 8' 8" x 7' 7" (2.65m x 2.31m)

Boiler Room - 13' 0" x 16' 2" (3.97m x 4.94m)

Gas fired boiler, wall units, power and light

Room Two - 18' 11" x 16' 0" (5.77m x 4.88m)

Terracotta and black tiled floor, light well with sash window, service meters

Utility Room - 19' 8" x 13' 11" (6m x 4.23m)

Terracotta and black tiled floor, radiator, wall and base units, work surfaces, plumbing for washing machine, vent for tumble dryer, sink unit, sash window, door providing access to side / front garden

Exterior –

Front Garden –

Electronically operated gates leading to sweeping tarmac driveway with cobbled parking area for two cars and corresponding cobbled edging, additional parking for several vehicles available, remainder mainly slate covered with low level boxed hedges, further mature and well stocked flower, tree, shrub and herbaceous borders, bulk head lights and flood lights

Rear Garden –

Raised tiled terrace with ornate surrounding wall and corresponding steps leading down to an area of mature lawn with surrounding pebbled walkway over, boxed low level hedging, additional seating area, inset borders to lawn with mature well stocked tree and herbaceous borders, stone paved seating area to rear of lawn with over hanging mature trees, pagoda leading to fruit and herb garden which is well stocked with mature fruit, tree and herbaceous borders, pond with timber walk way, green house with power, pebbled bed leading to Amdega summer house, bulk head lights and additional floodlights

Amdega Summer House –

Timber construction with inset glazing and block paved frontage with power

Side Aspect –

Two connecting walk ways with mature shrubs and trees, water laid on, external bulk head lights and gated access to front

Further Side Aspect –

Tiled walk way, access to internal outbuildings, gate to front, two garages, one with up and over door, the other having twin timber doors providing secure vehicle parking, bulk head lights and additional flood lights

Energy Performance Certificate



Dwelling type: Detached house
Date of assessment: 11 January 2016
Date of certificate: 01 February 2016
Reference number:
Type of assessment: RdSAP, existing dwelling
Total floor area: 445 m²

Use this document to:

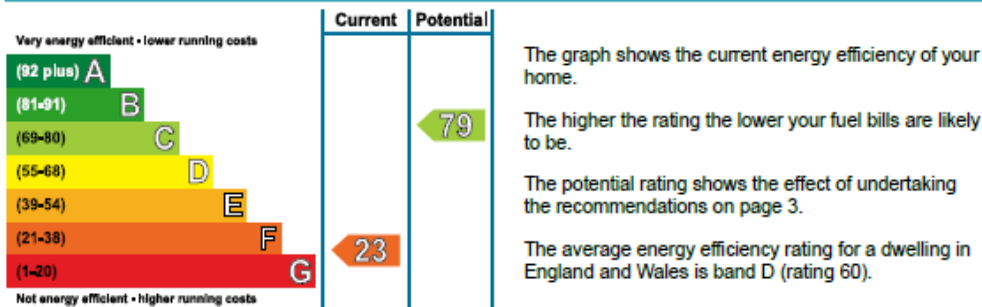
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 24,540
Over 3 years you could save	£ 17,595

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 432 over 3 years	£ 441 over 3 years	
Heating	£ 23,073 over 3 years	£ 6,093 over 3 years	
Hot Water	£ 1,035 over 3 years	£ 411 over 3 years	
Totals	£ 24,540	£ 6,945	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



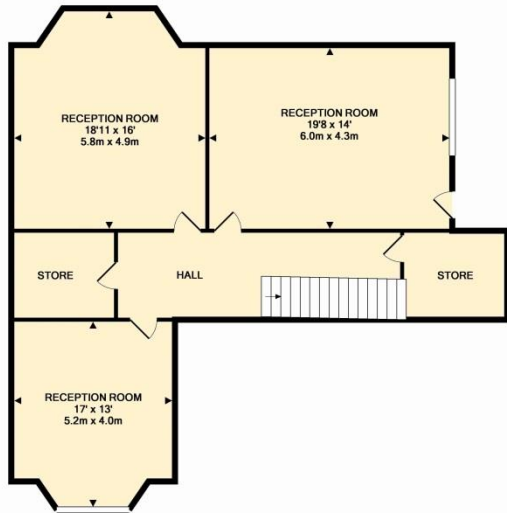
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 3,648	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 6,462	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 468	✓

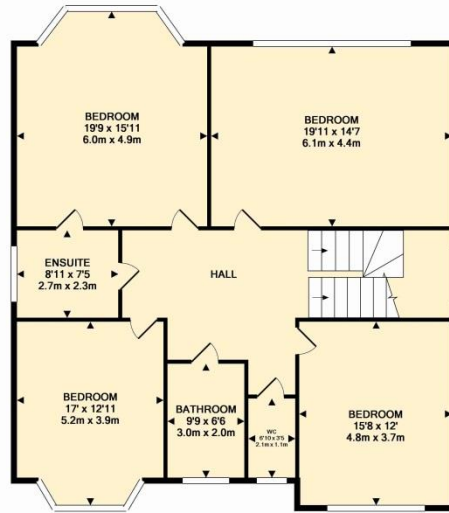
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

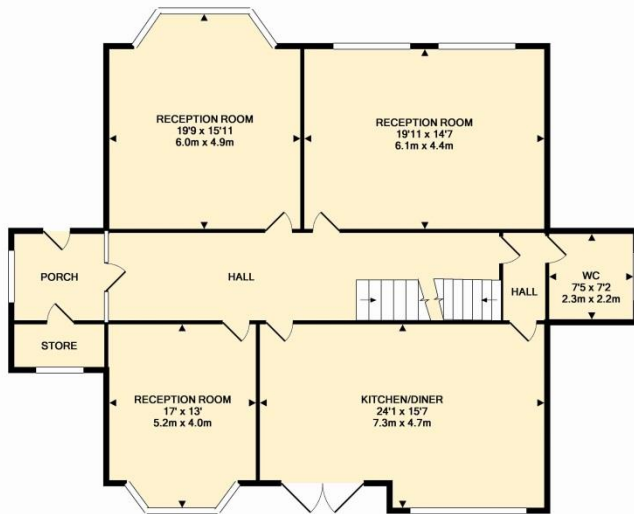
Floor Plan



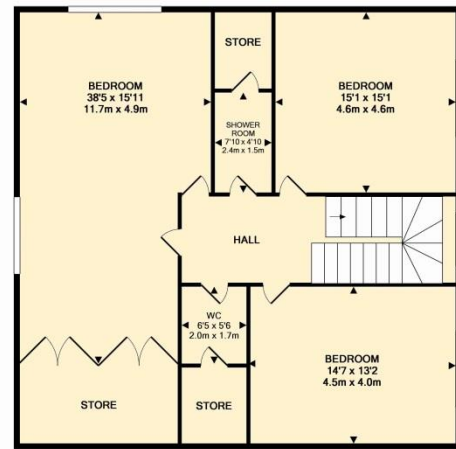
BASEMENT LEVEL
APPROX. FLOOR
AREA 1056 SQ.FT.
(97.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1341 SQ.FT.
(124.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1482 SQ.FT.
(137.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 1272 SQ.FT.
(118.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 5145 SQ.FT. (477.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.