



## Shippon, Tarbock Hall, Prescot, Prescot, L35 1QA

- Unique Grade II Listed Executive Bungalow
- Two Additional Versatile Reception Rooms
- Master Suite with Dressing Room & En Suite
- Additional 4 acres of Paddocks For Sale £100,000
- Impressive Open Plan Lounge and Dining Area
- Contemporary Style Designer Fitted Kitchen
- Approximately 2 Acres of Landscaped Gardens
- Stunning Unspoilt Countryside Views



£650,000



















## **Description**

Move Residential is delighted to offer for sale this Grade II listed executive residence that forms part of the former 'Tarbock Hall Estate' in the area of Prescot, L35 and has heritage dating back as far as the Domesday Book. The property, originally built as a three bedroom bungalow, is set within extensive landscaped gardens and boasts four acres of orchards and paddocks with unrestricted views. The accommodation, which is accessed via a private road leading to a gravelled driveway, provides entrance vestibule leading to spacious entrance hall, opening into a contemporary open plan kitchen/living/dining family area with feature exposed wooden beamed vaulted ceiling. Two additional reception rooms, a utility room, family bathroom and separate WC. Furthermore is a beautifully designed master bedroom which includes dressing room and en suite shower room. Externally there are approximately two acres of landscaped gardens featuring patio areas, raised flower beds, and decked area with an enviable 'swim spa' - which generates a current to swim against! The property also features a double garage with garden room, gas central heating and double glazing. An internal inspection is highly recommended to appreciate the calibre of the accommodation on offer.

## **Location**

Tarbock Hall is situated on Ox Lane which is a private road located within the residential area of Tarbock Green, Prescot. The property is set in private rural surroundings but is close to all motorway links, 20 minutes from Liverpool, 15 minutes to Liverpool Airport and Southport, Chester and Manchester around 30 minutes away.

## **Ground Floor -**

### **Entrance Vestibule -**

Double glazed window to front aspect, tiled floor, video entry system, solid wood door leading to:

### **Entrance Hall -**

Solid wood doors to all rooms, tiled floor, opening into open plan living/kitchen/dining areas

### **Downstairs WC -**

Double glazed frosted glass window to front aspect, low level WC, wash hand basin, part tiled walls, tiled floor

### **Open Plan Living / Kitchen Area - 32' 9" x 16' 4" (10m x 5m)**

Two sets of double glazed French doors to garden, feature sloping beamed ceiling, range of fitted units with granite worktops, two sink units with mixer tap, range of high quality fitted appliances including oven, electric hob, fridge and freezer, dishwasher and waste disposal unit, tiled floor, two radiators, leading into:

### **Lounge 1 - 23' 11" x 12' 5" (7.3m x 3.8m)**

Double glazed windows to rear and side aspects with French doors to rear garden, solid oak flooring, sloping ceiling with exposed beams, skirting level heating

### **Lounge 2 - 16' 4" x 9' 10" (5m x 3m)**

Double glazed French doors to garden, double glazed window to front aspect, tiled floor, skirting heating, sloping ceiling with exposed beams

### **Utility Room - 8' 10" x 4' 11" (2.7m x 1.5m)**

Double glazed window to rear aspect, range of wall and base units with rolled edge work surfaces, one and a half bowl single drainer sink unit with mixer tap, floor standing Worcester combination boiler, plumbing for washing machine, tiled floor

### **First Floor -**

### **Bedroom 1 - 16' 4" x 9' 10" (5m x 3m)**

Double glazed windows to front and side aspects, skirting level heating, solid oak flooring, opening into dressing room, door to:

### **En Suite -**

Double glazed Velux style window to rear aspect, chrome towel radiator, walk in shower unit, low level WC, wash hand basin, fully tiled walls, tiled floor

### **Dressing Room - 12' 5" x 10' 9" (3.8m x 3.3m) into wardrobes**

Range of fitted wardrobes with mirrored sliding doors, solid oak flooring, skirting heating

### **Family Bathroom -**

Double glazed frosted glass window to side aspect, chrome towel radiator, panelled bath, wall mounted shower unit, low level WC, vanity unit with wash basin, tiled floor, tiled walls

**Bedroom 2** - 10' 9" x 8' 10" (3.3m x 2.7m) into wardrobe

Double glazed window to rear aspect, skirting heating, fitted wardrobe with sliding doors

**Garden Room** - 9' 10" x 8' 10" (3m x 2.7m)

Range of wall and base units with rolled edge work surfaces, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, space for dryer

**Storage Room** - 9' 10" x 8' 10" (3m x 2.7m)

Window to rear aspect, storage units and shelving

### **Exterior -**

#### **Rear Garden -**

Over an acre of landscaped gardens featuring two paved patio areas, raised decking area featuring a 'swim spa' which generates current to swim against, access via electrically operated gates

#### **Paddocks**

Extending over 4 acres

#### **Front Garden -**

Gravel driveway for 5+ vehicles

**Double Garage** - 20' 11" x 19' 4" (6.4m x 5.9m)

With remotely operated up and over door

### **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.