

Property Particulars

Hill Road, Penwortham.



- **Stunning Contemporary Family Home**
- **Cleverly Designed & Built For Quality Accommodation & Privacy**
 - **Dedicated Leisure Suite 6 Person Sauna, 6 Person Steam Room, Shower, Gym**
 - **Three En Suites**
- **Set in Prestigious & Desirable Location**
- **Arranged Over Three Levels an Extremely Versatile Layout**
- **Four Double Bedrooms**
- **Stunning Kitchen & Utility**



Offers in the Region Of £1,750,000

A very rare opportunity to purchase a cutting edge contemporary exclusive family home in the most prestigious and desirable area of Hill Road. This bespoke architecturally designed home, has a finish that would surprise the most discerning of purchasers, from the quality of the build, down to the interior design, all geared around this amazing building, with all features both inside and out, carefully considered for their aesthetic qualities alongside the longevity and practicality, they offer this amazing home. As you experience your first impression of the ingenious design of the 'bridge' approaching the entrance, once inside, being further impressed by the most amazing sheer glass bespoke staircase with a carved solid oak frame, set against a beautiful vertical picture window, enabling the full effect of the contemporary chandelier. This wonderful home is perfectly arranged over three floors, offering exceptionally versatile accommodation. Throughout the property there is underfloor heating, Lutron lighting, a dedicated leisure suite, ideally placed to the lower ground level with access to the tranquil and serene garden area, perfect for meditation or yoga, prior to a steam or sauna session. There are four double bedrooms, three with en suite facilities, the master with his and hers dressing areas and a stylish well equipped fitted kitchen and utility room. To the lower ground floor the living accommodation offers a multitude of uses, whether that is as a separate living annex for an older relative or independent teenager, Alternatively if you require a residential area for a live-in nanny there is also the detached out building, with its own shower room and air conditioning, currently fashioned as a home office. As you would expect the property has a fabulous security system, being remotely monitored by a manned security company. The grounds are well established extremely well designed to enhance every aspect of this exceptional luxury home. All TVs' and projector equipment are included in the sale and all furnishings can be included if desired. Viewing is

Strictly by Appointment.

Front Approach -

Via secure intercom access both vehicular and pedestrian. Driveway parking and approach to the home office, stunning bridge walkway to the front entrance.



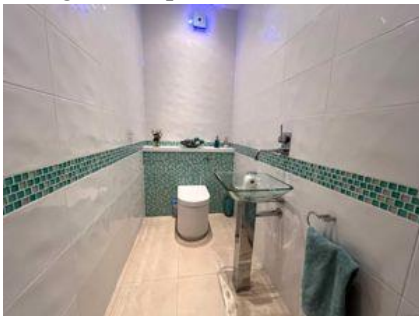
Entrance Hall -

A beautiful first impression with cozy under floor heating, as is the case within the whole property, remote controlled Lutron lighting throughout, security intercom access, stunning sheer glass staircase rising to the first floor with a quality bespoke oak frame and a large vertical picture window showing the contemporary chandelier, stylish tiled flooring and solid oak doors off.



Downstairs Cloaks WC-

A bright and spacious cloakroom with a lovely glass sink and concealed cistern W.C



Formal Lounge -

With quality oak wooden flooring, media wall with inset T.V. beautiful windows to the side and rear. Bang & Olufsen Hi-Fi fixture



Dining area -

With the lovely tiled flooring continuing from the Entrance Hall, window to the side, designed lighting system, open to kitchen.



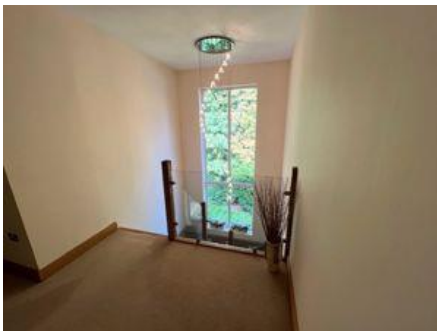
Breakfast Kitchen -

With an exceptionally well designed and fitted kitchen with a vast range of Siemens appliances, island unit with breakfast bar area, superb Halo lighting to fabulous quality encased oven banking wall, having two electric ovens, steam oven plate warmer, built in microwave, and chiller as well as an air-conditioned fridge freezer, integrated dishwasher, ceiling mounted extraction unit above an induction hob and built in smart T.V. Lots of working surface area and bi-folding doors overlooking and opening out onto the lovely patio and outdoor enclosed pagoda area.



First Floor Landing -

Being approached by the glass structured staircase with oak framework, passing a vertical picture window and the landing being illuminated by the chandelier and spot lights, solid oak doors off and a beautifully designed staircase approach to the Master Suite accessed by double oak wooden doors.



Bedroom One Master Suite -

As with the whole property there is Lutron lighting, under floor heating as well as surround sound system, windows to two elevations, oak bespoke double doors to dressing room, oak double doors to further dressing area and door to en-suite.



En Suite 1 -

With a contemporary well designed and installed five piece bathroom suite comprising Villeroy & Bosch oval sunken bath, wet shower area with glazed screening, Kueco wash hand basin and vanity lighting, Kueco low suite W.C. and bidet.



Bedroom Two -

Another exceptional bedroom suite with windows to the side and rear, spotlights and side light, quality fitted wardrobes and door to en-suite.



En-suite -

With a four piece suite comprising concealed cistern W.C. and bidet, large wash hand basin on a vanity unit and glazed shower enclosure.



Bedroom Three -

Another stylish suite with fitted wardrobes, window to the rear and door to en-suite.

En-suite -

With a four piece suite comprising panelled bath, wash hand basin, concealed cistern W.C. and glazed shower enclosure.



Lower Ground Floor -

Being approached by a descending glass and oak staircase from the ground floor.

Leisure Suite -

Sauna -

Being pine clad with bench seating for 6 occupants.



Steam Room -

With seating for 6 occupants.

Shower / Changing Area -

With a fabulous power shower and wash hand basin.



Family Lounge / Bedroom Four -

A fabulous room with a great cylinder style wood burner and patio doors accessing the lower side garden.



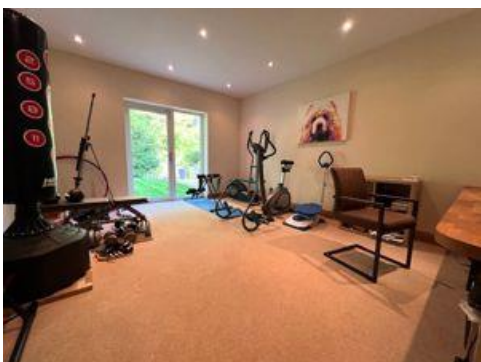
Cinema Room

With a retracting projector screen, patio doors to the side garden, fabulous lighting and 7.1 surround sound system.



Gym & Home Office - Bedroom Four

With patio door accessing the lower garden area.



Utility Room -

With a great selection of wall, drawer and base units, linen store and laundry area.



Outside -

Fabulous secure and private grounds with well established borders, separate lawned levels, patios and sun terrace.



Double Integral Garage -

With electric up and over door.

Rear Entertaining Area-

A perfect spot to the rear of the building with a large paved and externally illuminated area with a stunning covered pagoda, cleverly designed with oak panelling and Perspex, creating some side shelter, artificial grey coloured grass, looks amazing, and a bar area with retracting TV



Detached Home Office / Possible Separate Dwelling-

A great addition to this amazing home, a versatile home office which would be perfect as a separate dwelling and has the necessary planning permission, there is a central room used as an office with a selection of work stations, although could be utilised as a studio with lounge and bedroom, as there is a kitchenette area and a three piece shower room. This building has full air conditioning and heating system. Set in a stunning elevated position away from the main house.



Disclaimer –

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm