



# Bells Lane

Liverpool, L31 4EN

£30,000

A 19th Century canal side property with 6 bedrooms, 4 bathrooms, cobbled courtyard, stables annexe and barn with snooker table. Outdoor entertaining with barbeque on raised deck with views and a country pub next door.

Featuring a spacious entrance hallway, a lounge with large comfy sofas, a log burner and French doors to the wrap-around veranda to sit and enjoy feeding the ducks and watch narrow boats sail by.

Open-plan kitchen and dining area with an impressive breakfast island, Chesterfield sofa and log burner, French doors onto a balcony with bistro table and chairs. Food pantry and utility area with washing machine, dryer and WC and access to the deck.

Upstairs are four double bedrooms, two of which boast French doors overlooking the canal with glass Juliette balconies. Two bedrooms have ensembles while the other two can enjoy the luxurious family bathroom which has a separate bath and shower.

Leading from the hallway is a cloakroom and internal access to the sympathetically renovated stables annexe. This two-storey, quirky accommodation has its own ensuite and bedroom with a spiral staircase to the dressing room which can be a sixth double bedroom or an additional sitting area with access to the courtyard.

The lawned garden has a terrace with original water well, shrubbery, stone table and benches. A stocked greenhouse

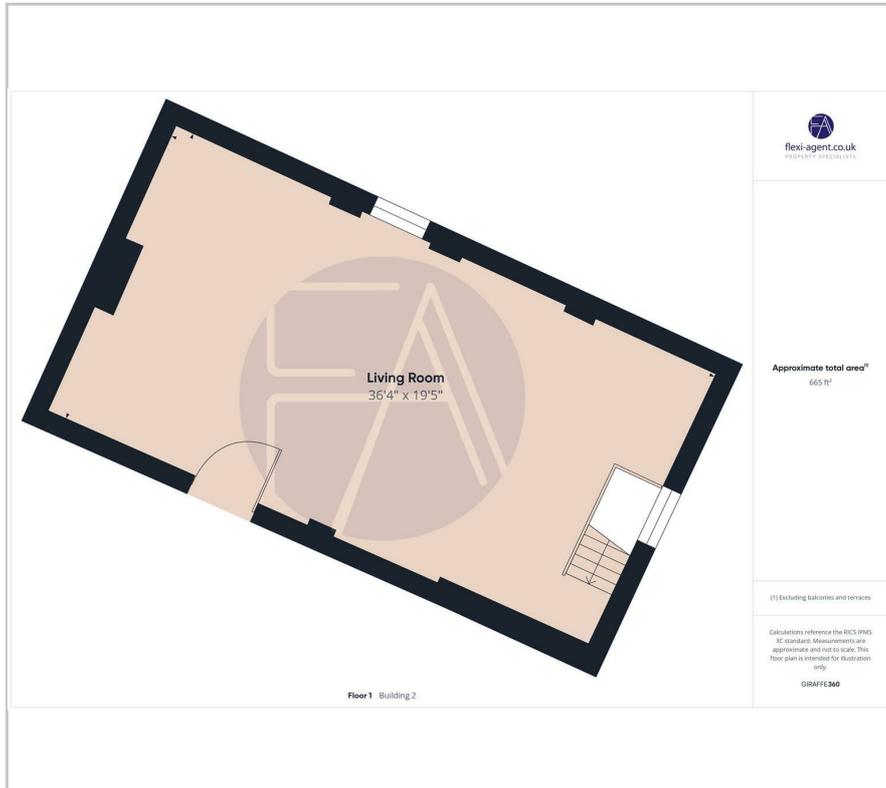
- Six bedrooms
- Detached
- Circa 2906 sqft
- 9.7 miles away from the Royal Birkdale Golf Club
- Spacious and stylish lounge with a fireplace
- Open plan kitchen and diner with integrated appliances
- Four luxurious bathrooms and a downstairs WC
- Sun drenched garden with a barn house games room
- Driveway parking
- Viewings available upon request

## Viewing

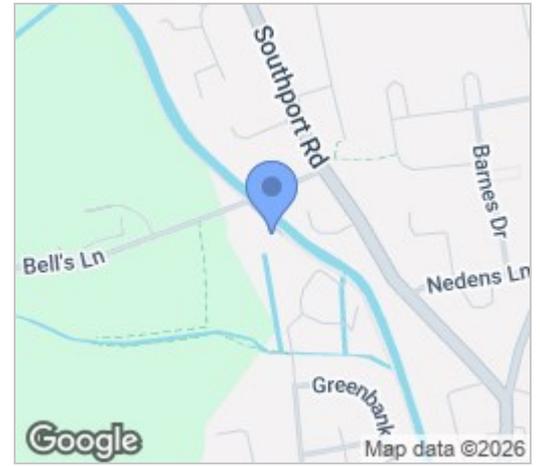
Please contact our Flexi-Agent Southport Lettings Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



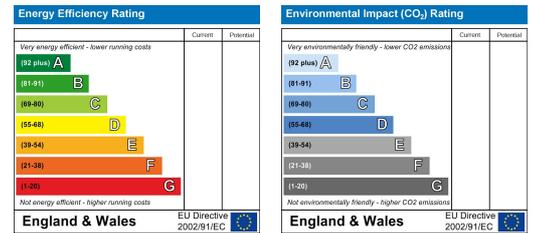
## Floor Plan



## Area Map



## Energy Efficiency Graph



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