

WHITE HOUSE, 211 LIVERPOOL ROAD

HUTTON, PRESTON, PR4 5FE

£735,000

MARIE HOLMES

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Key Features

▪ Distinctive six-bedroom detached Hutton residence extending to over 2,500 sq ft ▪ Outstanding 29-foot open-plan kitchen, dining and family room with bi-folding doors to the rear garden ▪ Three versatile reception rooms comprising a sitting room, living room and separate study/home office ▪ Character features including parquet flooring, wall panelling, decorative stained glass, feature fireplaces and a multi-fuel stove ▪ Impressive principal suite with fitted dressing room and spacious four-piece en-suite ▪ Four additional bedrooms offering flexibility for family, guests, home working, exercise or hobbies with additional study room or sixth bedroom ▪ Generous four-piece family bathroom, separate utility room and ground-floor cloakroom ▪ Established rear garden with lawns, terraces, mature planting, several seating areas, raised beds and an insulated timber garden building with power and external lighting ▪ Extensive block-paved parking for several vehicles behind bespoke hardwood gates ▪ Established Hutton village setting with access to local amenities and neighbouring Longton, Penwortham and Preston

Property Summary

A distinctive six-bedroom detached Hutton residence extending to over 2,500 sq ft, with three reception rooms, an outstanding 29-foot kitchen-family room, an established landscaped garden and extensive gated parking. Mature planting creates an attractive, screened approach.

The ground floor provides a sitting room, living room and separate study/snug. Character features include parquet and timber flooring, wall panelling, decorative stained glass, feature fireplaces and a multi-fuel stove.

At the heart of White House is the outstanding open-plan kitchen, dining and family room. Designed for everyday family life and entertaining, this substantial space incorporates extensive fitted cabinetry, a central island, range-style cooker and generous areas for dining and informal seating. Broad glazing and bi-folding doors open directly onto the terrace and rear garden, creating a strong connection between the principal living accommodation and outdoor space. A separate utility room and ground-floor cloakroom complete the ground floor.

The first floor offers five bedrooms, providing flexibility for family, guests, home working, exercise or hobbies. The principal suite includes a fitted dressing room and spacious four-piece en-suite, while a potential sixth bedroom is currently arranged as a home gym but could be utilised as a study. A generous four-piece family bathroom includes both a bath and separate walk-in shower.

Outside, the established landscaped garden offers lawns, paved terraces, gravelled seating areas, mature trees and planting, raised beds and several distinct areas for dining, entertaining and relaxation. A powered and insulated timber garden building with external lighting provides useful additional space.

White House is distinguished by its substantial proportions, adaptable accommodation, character features, established garden and extensive parking behind bespoke hardwood gates, all within the beautiful village of Hutton.

Entrance Porch
3'7" x 7'2" (1.08 x 2.19)
Entrance via hardwood glazed doors with side windows. Carpeted. Wall light fitting. Hardwood door with feature leaded glazing and side panels lead through into the vestibule.

Entrance Vestibule
4'11" x 8'6" (1.51 x 2.59)
UPVC double glazed window to the side elevation. Ceiling light fitting. Decorative dado and picture rail. Parquet flooring. Archway with decorative cornice leads through to:-

Sitting Room
13'3" x 15'9" (4.05 x 4.80)
UPVC double glazed window to the front elevation. UPVC double glazed leaded window to the side elevation. A spacious and characterful sitting room featuring attractive parquet flooring and stylish panelled walls. A striking fireplace with inset multi-fuel stove provides an impressive focal point, complemented by a traditional ceiling chandelier and generous natural light. The room offers ample space for a range of lounge furniture, while an open staircase with carpeted steps and timber handrail rises to the first floor. Decorative coving and picture rail. Double panel radiator.

Living Room
13'2" x 12'6" (4.02 x 3.81)
A beautifully proportioned and characterful living room featuring attractive parquet flooring and a striking period-style fireplace with timber surround and inset cast-iron fire, creating an impressive focal point. A large UPVC double glazed window to the front elevation provides plenty of natural light, complemented by two decorative stained-glass windows to the side elevation. Further features include high ceilings with decorative coving and picture rail, a traditional chandelier and ample space for a range of lounge furniture. Double panel radiator.

Dining Kitchen
20'1" x 29'1" (6.12 x 8.86)
A superb open-plan dining kitchen forms the heart of the home, offering an impressive amount of space for cooking, dining, relaxing and entertaining. The kitchen is fitted with an extensive range of contemporary cream wall, base and full-height units, complemented by contrasting solid extra thick American Walnut work surfaces and a sleek dark splashback. A substantial central island provides further preparation and storage space, together with a contrasting polished Granite worktop and breakfast bar seating.

A particularly striking feature is the large range-style cooker, set within an attractive tiled recess with a decorative panelled surround. Further features include an inset sink with contemporary mixer tap, integrated dishwasher, built-in microwave, wine storage and extensive full-height cabinetry providing excellent storage. Large tiled flooring extends throughout the room, while inset ceiling spotlights provide a clean, modern finish.

The generous proportions comfortably accommodate a substantial family dining table alongside separate informal sitting areas, creating a highly sociable and versatile family space. An abundance of glazing floods the room with natural light, including a wide bank of windows overlooking the rear garden and extensive glazed bi-fold doors opening directly onto the patio. This provides an excellent connection between the indoor and outdoor spaces and makes the room particularly well suited to entertaining and family life. The room is heated by three modern column radiators.

Utility Room
13'5" x 5'4" (4.09 x 1.63)
A well-appointed and practical utility room fitted with a range of contemporary dark base units with contrasting work surfaces, incorporating a stainless-steel sink and drainer with mixer tap. There is plumbing and space for a washing machine, together with additional space for a large fridge freezer. Open timber shelving provides useful additional storage, while a window allows plenty of natural light. Finished with tiled flooring and inset ceiling spotlights, the room also benefits from a timber external door providing convenient access to the outside. Double panel radiator.

Downstairs Cloaks W.C
5'2" x 5'10" (1.57 x 1.77)
A well-presented ground floor cloakroom fitted with a traditional two-piece suite comprising a low-level WC and pedestal wash hand basin with separate taps. The room is finished with attractive panelled walls and complementary metro-style tiling, creating a characterful yet contemporary feel. Further features include tiled flooring, a radiator and an obscured window providing natural light and privacy.

Snug
13'3" x 11'3" (4.03 x 3.44)
A generously proportioned and versatile study/home office,













ideal for those working from home or equally suited as an additional reception room. The room is beautifully finished with attractive timber flooring and striking panelled walls, adding both character and warmth. A large window provides excellent natural light and a pleasant outlook, while the generous proportions comfortably accommodate a substantial desk alongside additional seating and storage furniture.

First Floor Landing

A spacious and characterful first-floor landing with a traditional staircase featuring turned spindles, timber newel posts and handrails. Attractive panelled walls continue from the ground floor, creating a cohesive and elegant finish, complemented by neutral carpeting and decorative pendant lighting. The generous landing extends to provide access to the first-floor accommodation, with the proportions and period detailing adding to the overall sense of character throughout the home.

Master Bedroom

19'6" x 11'7" (5.94 x 3.54)
An impressive and exceptionally spacious master bedroom suite, beautifully presented and offering excellent proportions with ample space for a substantial range of bedroom furniture. A large UPVC double glazed window to the rear elevation provides an abundance of natural light, while attractive wall panelling, neutral décor, soft carpeting and inset ceiling spotlights create an elegant finish.

A particular feature of the master suite is the adjoining dressing room, providing excellent fitted wardrobe and storage space, together with a private en-suite, creating a superb principal bedroom suite with a real sense of space and privacy.

Dressing Room

A superb dressing room forming part of the master bedroom suite, fitted with an extensive range of floor-to-ceiling wardrobes providing an abundance of hanging and storage space. Finished in a light neutral colour with panelled doors and complementary carpeting, the room also features inset ceiling lighting and a full-length mirror, creating a practical and well-appointed dedicated dressing area.

Master En-Suite

8'5" x 9' (2.56 x 2.75)
A spacious and beautifully appointed en-suite shower room fitted with a modern four-piece suite comprising a generous walk-in shower enclosure, low-level WC, bidet and feature countertop wash hand basin set upon a vanity unit providing useful storage. Attractive wall panelling adds character, complemented by tiled detailing, a chrome heated towel rail and inset ceiling spotlights. An obscured window provides natural light whilst maintaining privacy, completing this impressive en-suite facility to the master bedroom.

Bedroom Two

13'2" x 12'7" (4.01 x 3.83)
A generously proportioned double bedroom offering excellent versatility and ample space for a range of bedroom furniture. A UPVC double glazed window to the front elevation provides plenty of natural light and a pleasant outlook, while the high ceiling enhances the sense of space. Finished with neutral carpeting and a feature accent wall, this is a bright and comfortable bedroom ideal for family members or guests.

Bedroom Three

13'3" x 10' (4.05 x 3.06)
A spacious and well-presented double bedroom offering generous proportions and ample space for a full range of bedroom furniture, together with a dedicated study or dressing area. A large window provides an abundance of natural light, while the high ceiling enhances the feeling of space. Further features include attractive wall panelling and neutral carpeting.

Bedroom Four

11'2" x 11'8" (3.41 x 3.56)
A generously proportioned and well-presented double bedroom offering excellent space for a full range of bedroom furniture, with additional room for a dedicated study or dressing area. A UPVC double glazed window to the rear elevation floods the room with natural light and provides an attractive outlook over the garden. Neutral carpeting creating a bright and comfortable bedroom with plenty of character.

Bedroom Five

10'11" x 11'7" (3.33 x 3.53)
A well-proportioned and stylishly presented double bedroom offering ample space for a range of bedroom furniture, together with a useful study area ideal for home working. A UPVC double glazed window to the front elevation allows plenty of natural light into the room and provides a pleasant outlook, while contemporary décor, neutral carpeting and inset ceiling spotlights complete this attractive and versatile bedroom.

Study/Potential Bedroom Six

10'10" x 8'4" (3.29 x 2.55)
A versatile bedroom, currently utilised as a home gym, demonstrating the excellent flexibility of the accommodation. The room features attractive panelled walls, a high ceiling and neutral carpeting, while a UPVC double glazed window to the front elevation provides plenty of natural light and an attractive

outlook. Offering ample space for a range of bedroom furniture, the room could easily be reinstated as a comfortable double bedroom if required.

Family Bathroom

16'9" x 6'9" (5.10 x 2.06)
A superb and generously proportioned family bathroom combining contemporary fittings with attractive period-style detailing. The suite comprises a large panelled bath with mixer tap and shower attachment, a substantial separate walk-in shower enclosure with glazed screen, low-level WC and pedestal wash hand basin.

The room is beautifully finished with metro-style tiled surrounds, decorative wall panelling and warm timber-effect flooring. A striking period-style cast-iron fireplace provides an unusual character feature, complemented by useful built-in shelving and storage. An obscured window provides natural light and privacy, while inset ceiling spotlights complete this spacious and impressive family bathroom

Rear Garden

A superb and generously proportioned rear garden offering a wonderful combination of lawned, paved and landscaped areas, creating an attractive and highly versatile outdoor space. The garden is well established with an abundance of mature trees, shrubs and planting, including striking specimen trees which provide year-round interest and a pleasant degree of privacy.

A substantial paved terrace immediately adjoining the property provides an ideal setting for outdoor dining and entertaining, complemented by further seating areas positioned throughout the garden. Meandering paved and cobbled pathways lead between areas of lawn, gravelled sections and raised planted beds, creating distinct areas in which to relax and enjoy the surroundings.

Further features include an attractive central rockery and planted garden, a timber garden shed and additional space for outdoor furniture. Enclosed by mature hedging and fencing, this is an impressive, established garden perfectly suited to family life, entertaining and outdoor enjoyment.

Front External

The property is approached through substantial timber gates onto an extensive block-paved driveway, providing generous off-road parking for several vehicles. Mature trees and established planting soften the frontage and provide an attractive degree of screening and privacy. The impressive rendered façade is complemented by traditional-style windows and a distinctive covered entrance porch, creating a welcoming approach to this substantial family home.

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?
If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.

































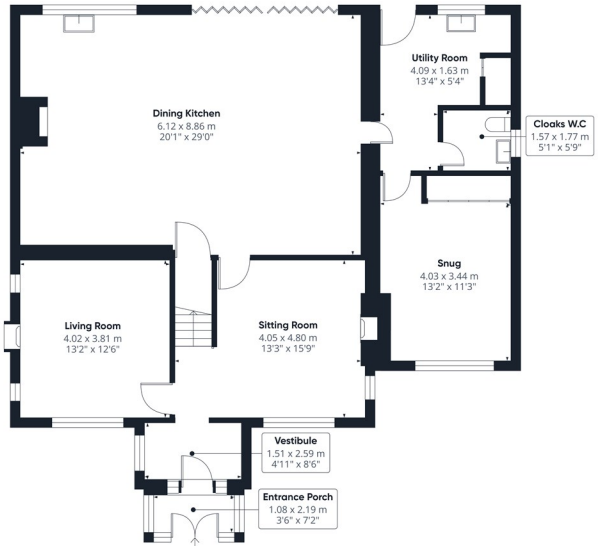
Additional Information

Local Authority – South Ribble Council

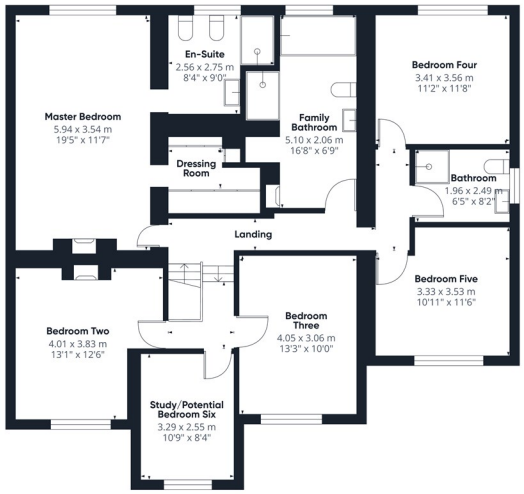
Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold



Ground Floor



First Floor

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Approximate total area(1)

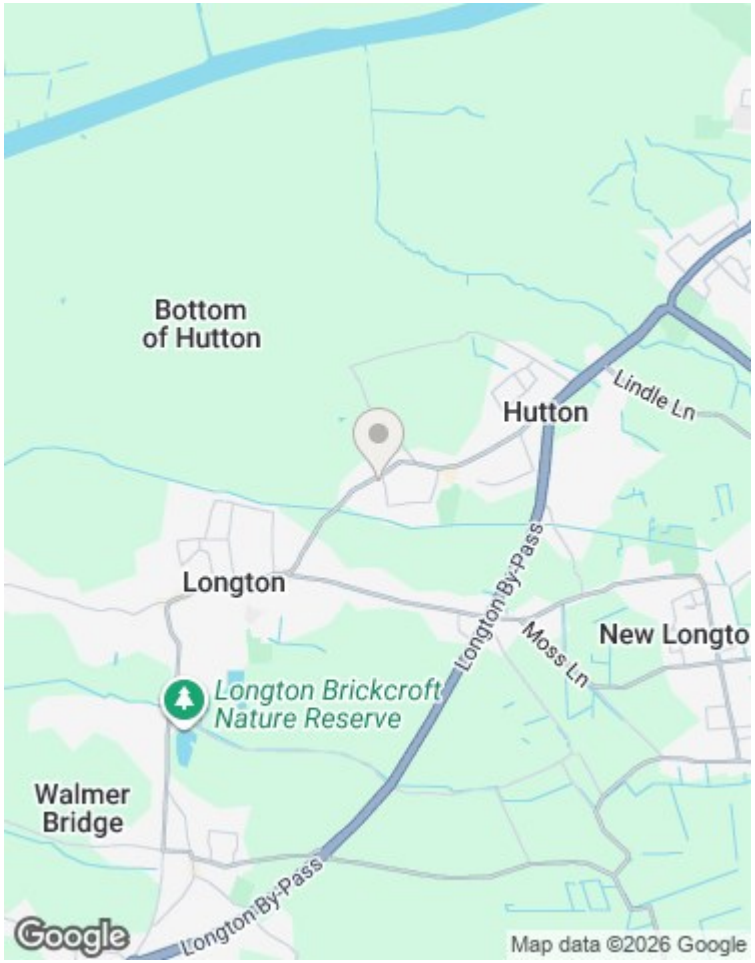
240.2 m²

2585 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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