



Sunnyside Cottage, Greensbridge Lane. L35 1QD

Offers in Region of £425,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This quintessentially English cottage dates to the 1600s but has been sympathetically and lovingly improved to emphasise its stunning features which are now balanced with the best of modern facilities, warmth, and comfort. No detail has been overlooked in the refurbishment of this property, and the care and attention to detail is obvious. Professionally supervised and managed throughout, this light and airy property has been upgraded to meet or exceed modern standards with an emphasis on quality and thermal efficiency.

Superficially, the characteristic features such as the imposing character fireplace and solid oak staircase - with open vaulted beamed ceiling - epitomize the ideal of the English countryside, but behind this appearance, every element has been meticulously upgraded in accordance with modern standards. Sunnyside Cottage combines the best of both worlds and provides the new owner the charm of a historic cottage with all the benefits of a modern home.

Sitting in open greenbelt land, the property is open to fields and wildlife on three sides. Excitingly, the current vendor has obtained the "holy grail" in the greenbelt and obtained full planning permission for a sizeable extension to the side and rear of the existing cottage.

The cottage is 15 minutes from Liverpool city centre by car and shopping is available in nearby Belle Vale, Huyton and Hunts Cross.

FEATURES

- SEMI DETACHED COTTAGE WITH 0.25 ACRE GARDEN
- COMPLETELY REFURBISHED
- PLANNING PERMISSION FOR A SIDE AND REAR EXTENSION
- SEMI-RURAL LOCATION
- SPACIOUS ENTERTAINING ROOM
- DINING KITCHEN WITH BUILT IN APPLIANCES
- 3 DOUBLE BEDROOMS
- LUXURY FAMILY BATHROOM
- PERIOD FEATURES
- AMPLE OFF ROAD PARKING



ROOM DESCRIPTIONS

Boot Room/Porch

10' 10" x 3' 4" (3.30m x 1.02m) Triple glazed composite door; large U.P.V.C. framed double glazed window; porcelain tiled floor; fitted in-frame units; LED lighting.

Entertaining Room

23' 4" x 16' 1" (7.11m x 4.90m) Contemporary glazed oak doors; dual aspect U.P.V.C. framed double glazed windows overlook the frontage and side garden; two double steel panelled radiators; herringbone style engineered oak flooring; stunning feature herringbone brick fireplace with matching insert and hearth, and 17th century ships beam mantle above the newly installed multifuel stove; split-flight solid oak staircase with classic timber panelling on the lower section concealing storage cupboards; bright, south-west-facing window.

Kitchen

14' 2" x 12' 6" (4.32m x 3.81m) Traditional wall panelling; U.P.V.C. framed double-glazed single door and double-glazed French doors leading to the garden; 'Kitchens by Anthony' newly fitted kitchen with 'Bosch' appliances including a washer dryer, electric oven; electric induction hob with an extractor unit overhead; 'Beko' full-height integrated larder fridge; hardwood and hand-painted soft close doors; wine rack; traditional plate larder display with separately switched feature lighting; crisp white HI-MACS acrylic square edge solid surface tops with matching upstands; 'Blanco' sink fitted with a REGINOX instant hot water tap and filtration system.

First Floor

Double-height, open-vaulted stairwell and dandelion-inspired feature light.

Bedroom No. 1

10' 7" x 16' 1" (3.23m x 4.90m) Open vaulted ceiling, complete with beautiful original feature beams with feature lighting and a large skylight window; two dual-aspect U.P.V.C. framed windows to front.

Bedroom No. 2

12' 5" x 9' 3" (3.78m x 2.82m) U.P.V.C. framed double glazed window to back; spotlight lighting.

Bedroom No. 3

8' 11" x 12' 6" (2.72m x 3.81m) Open vaulted ceiling with original feature beams installed with LED lighting; large skylight window; U.P.V.C. framed double glazed window to front.

Family Bathroom

4' 11" x 9' 10" (1.50m x 3.00m) Shower bath with LED, along with a sensor-activated shower screen; W.C. and wash hand basin with lit, mains wired mirror over, complete with bluetooth speaker; grey luxury vinyl tile flooring.



ROOM DESCRIPTIONS

Outside

Outbuilding 4.6m x 3.4m

Brick-built Victorian outbuilding under a slate roof, currently used for storage, installed with a new electrical consumer unit and additional circuits; original timber single-glazed windows and timber doors, concrete slab floor. Enclosed patio area covered with artificial turf complete with a barbecue area and a wildflower bed edged with benching.

Front Garden

Lovely low-maintenance, gravelled alpine cottage garden with various plants and shrubs.

Rear Garden

Arguably one of the loveliest features of the property, the cottage boasts approximately 0.25 acres of garden, mainly laid to lawn, which is securely fenced with timber fencing and has two sets of vehicular access gates. Two driveways provide parking for several cars or larger vehicles. There are established fruit trees including eating and baking apples, cherry, pear, plum, damson, and green gage, as well as pine trees and a beautiful cigar tree.

NOTE

21/00944/FUL | ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION, CHANGE OF USE OF LAND TO GARDEN CURTILAGE AND ERECTION OF SINGLE STOREY OUTBUILDING | Sunneyside Cottage Greensbridge Lane Tarbock Green Knowsley L35 1QD

PLEASE NOTE

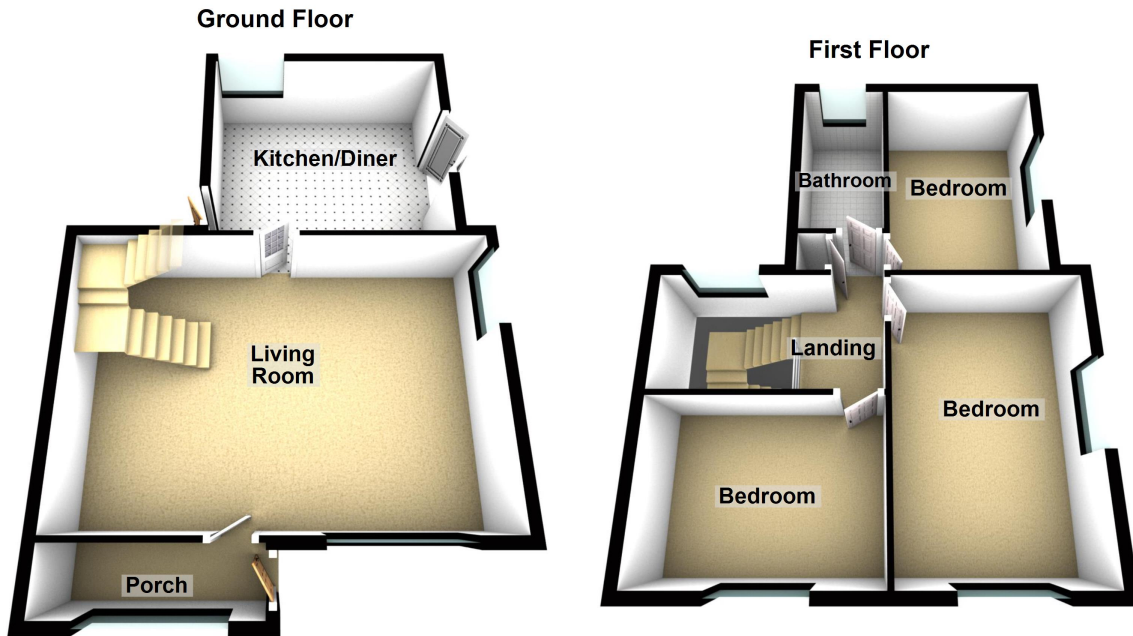
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order **







FLOORPLAN & EPC



Measurements are approximate
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | 97 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

