



Rathbone Road,
Hightown, L38 0BR

£300,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Rathbone Road is a picturesque, tree-lined street adorned with QUINTESSENTIAL ENGLISH, CHOCOLATE-BOX COTTAGES in a village celebrated as one of the most prestigious in the UK.

This CHARMING PROPERTY is full of character and UNTAPPED POTENTIAL, offering a unique opportunity to create a home tailored to your vision.

The current layout features TWO INVITING FRONT-FACING RECEPTION ROOMS, perfect for cosy evenings or entertaining guests. At the rear, you'll find a GALLEY KITCHEN, a ground-floor WET ROOM, and an ADDITIONAL SITTING ROOM that presents an INCREDIBLE OPPORTUNITY FOR TRANSFORMATION. Imagine opening up this space into a stunning OPEN-PLAN KITCHEN and LIVING AREA, with WEST-FACING BI-FOLDING DOORS that lead out into the COURTYARD GARDEN. These doors would seamlessly connect the indoors with the outdoors, creating a light-filled space ideal for hosting friends and family or enjoying a peaceful moment in your private garden sanctuary.

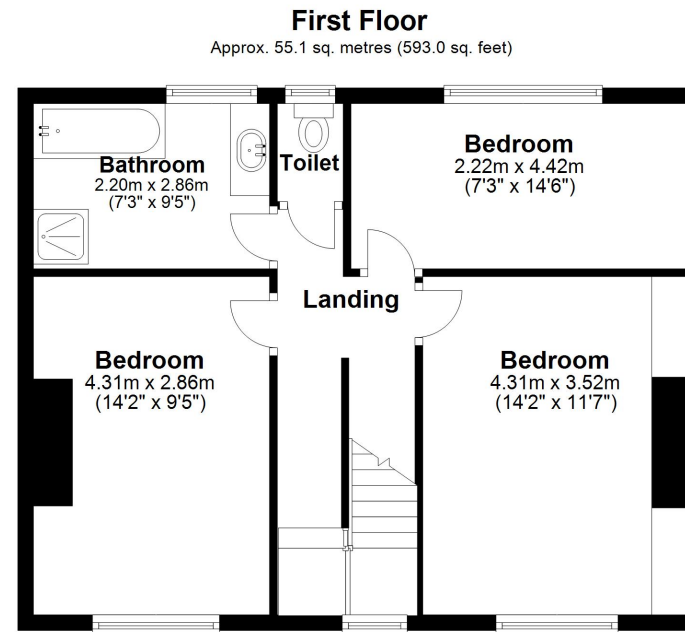
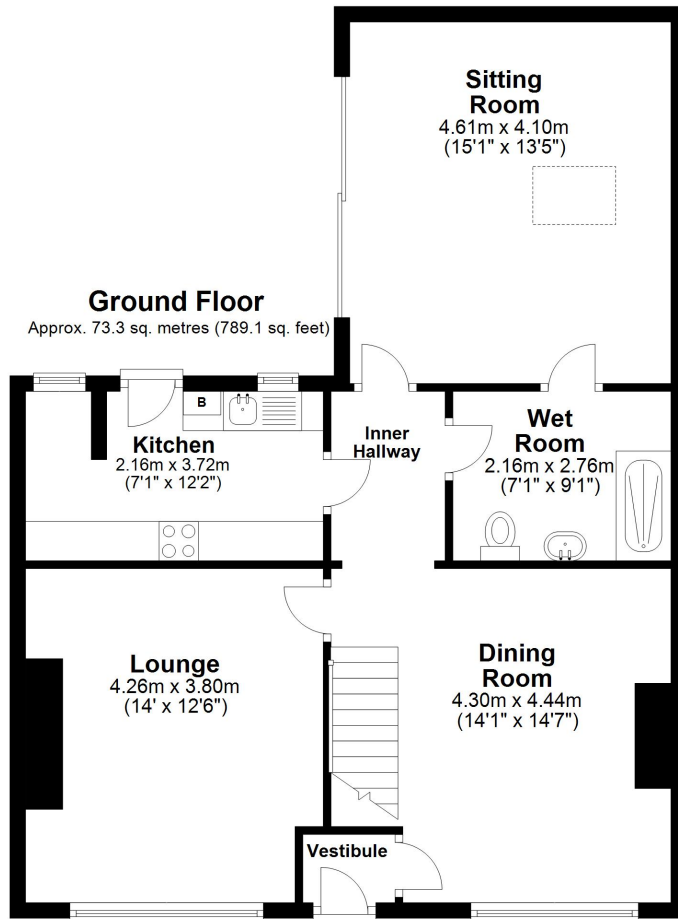
Upstairs, the property boasts THREE GENEROUSLY SIZED DOUBLE BEDROOMS, a family BATHROOM, and a separate WC. Each room offers ample potential, ready to be reimagined into luxurious spaces that blend modern comforts with the cottage's inherent charm.

This home is more than just a property; it's a BLANK CANVAS waiting for you to bring your vision to life. With NO ONWARD CHAIN, it's the perfect opportunity to create a bespoke residence that harmonises the tranquillity of village life with the conveniences of contemporary living.

Don't miss the chance to explore this enchanting home—arrange a viewing today and start envisioning the possibilities of this wonderful cottage.







Total area: approx. 128.4 sq. metres (1382.1 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	82
(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			

