



Grey House, Sandy Lane,
Hightown, L38 3RD

£475,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Set within an absolutely breathtaking semi-rural setting, yet just a short walk from Hightown village, this distinctive Arts and Crafts style detached home occupies a generous plot of approximately 0.30 acre. Enjoying far-reaching views across open countryside, the property offers a rare combination of rural tranquillity and village convenience. The house is offered CASH PURCHASE ONLY and represents a genuinely unique opportunity in this highly sought-after location.

The existing accommodation is arranged in a traditional layout and now offers a BLANK CANVAS FOR RENOVATION AND RESTORATION. A welcoming entrance porch leads into a central hall, from which the principal ground floor rooms are accessed. The main reception rooms enjoy lovely outlooks over the gardens and surrounding landscape, with character features typical of the Arts and Crafts era including exposed beams, generous proportions and an inherent sense of charm. The kitchen is positioned to the rear and connects through to ancillary spaces, providing clear scope for reconfiguration to suit modern living requirements.

To the first floor, the property offers multiple bedrooms served by family bathroom facilities, again enjoying open views across the gardens and countryside beyond. The floor plan lends itself well to sympathetic remodelling, whether retaining a more traditional layout or reworking internally to create a contemporary family home, subject to the appropriate consents.

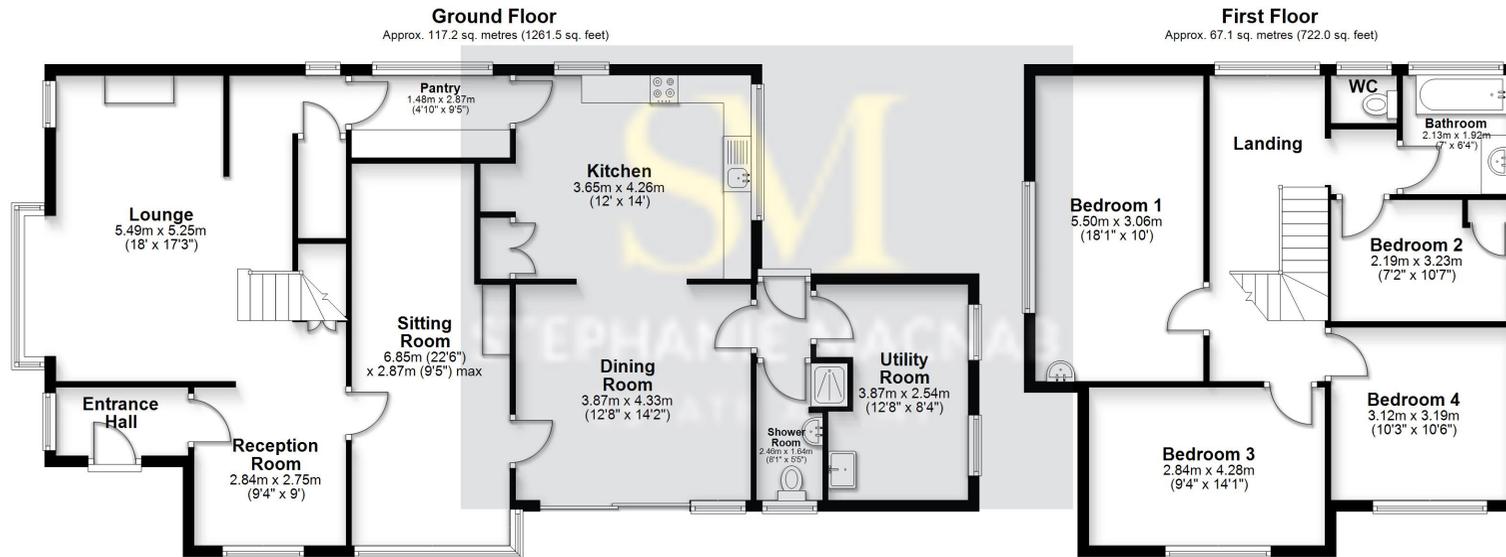
Of particular historical interest, The Grey House was built in 1910 and has lived through two world wars. As the Second World War was coming to a close in 1945, the then occupant invited her cousin, composer Ivor Novello, to stay while one of his shows was being performed at The Liverpool Empire. During his stay, Novello is believed to have written one of his most famous songs, "We'll Gather Lilacs", inspired by a bouquet of lilacs arranged in a vase on the piano in the hall—adding a fascinating and romantic provenance to the property.

Although the house has changed hands several times over the years, the last occupants lived there for many years, raising their family and enjoying their equine interests, hence the five remaining stables on the grounds. Despite its peaceful rural feel, the property is only a short walk to the station, offering excellent connectivity, and benefits from early morning sunlight through to spectacular evening sunsets.





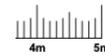
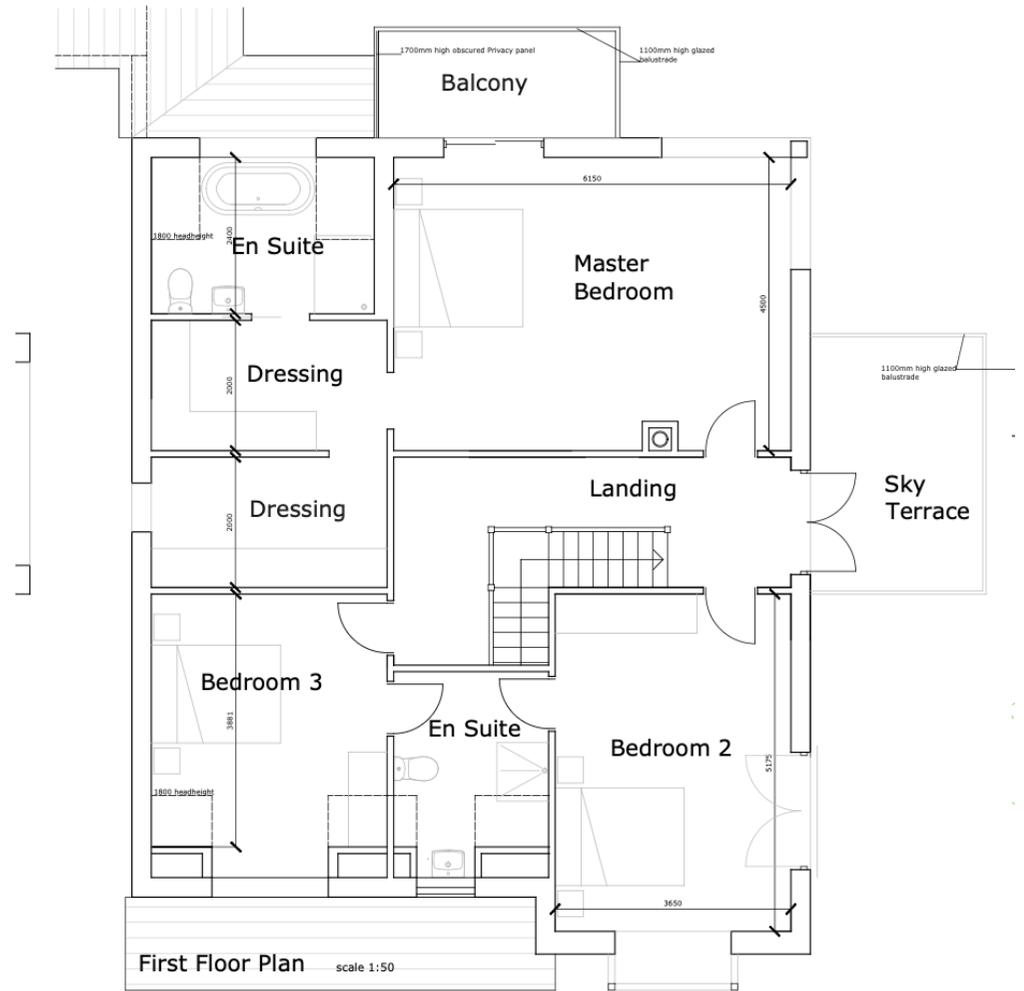
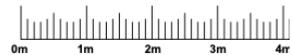
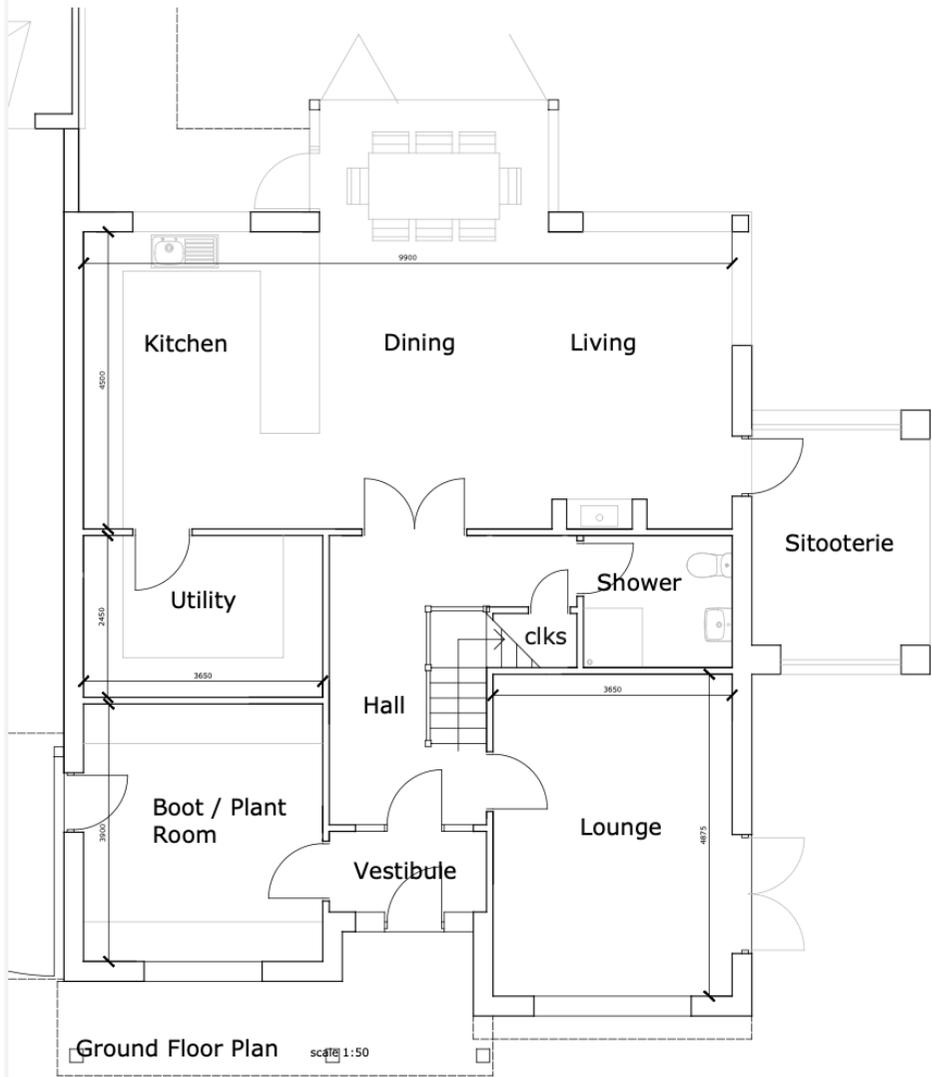




Total area: approx. 184.3 sq. metres (1983.4 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
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		67
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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