



**109 Rigmaiden Cottage, Carr House Lane, Ince Blundell,
Liverpool, Merseyside. L38 1QF**

£645,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

LOCATION LOCATION LOCATION....Nestled in this charming semi-rural conservation area, Rigmaiden is a 17th-century detached cottage which offers a blend of historical character and modern living. The property has undergone a full programme of renovation and refurbishment and has been sympathetically restored by the present owners and completed to an exacting standard, retaining many of the original features, exposed beams and log-burning stoves create a warm and inviting atmosphere. Features include a welcoming reception hall, comfortable lounge, period style luxury bathroom/shower room. The heart of the home is the cottage-style kitchen which opens onto the stunning family/dining room with vaulted ceiling making this open concept space ideal for entertaining and everyday living. To the first floor there are THREE double bedrooms with the primary bedroom being accessed via its very own spiral staircase adding to the existing charm.

Outside, the property offers further versatility with an outdoor office/gymnasium, ideal for remote working or fitness enthusiasts and there is an additional outbuilding currently utilised as a utility room. The cottage is set within sprawling lush green gardens that provide a serene and private retreat, ideal for relaxation and entertaining. This property beautifully balances period charm with modern comforts, all in a peaceful yet accessible location.

Ince Blundell is a small village which offers a tranquil, semi-rural lifestyle within close proximity to Formby and Crosby. The area is known for its historic landmarks and provides easy access to countryside walks, making it ideal for those seeking a peaceful setting whilst still being close to amenities such as schools, shops and transport links.

FEATURES

- FULLY REFURBISHED AND EXTENDED DETACHED 17TH CENTURY COTTAGE
- SEMI RURAL LOCATION
- RECEPTION HALL AND SEPARATE STUDY
- LOUNGE
- KITCHEN OPEN TO SPACIOUS FAMILY/DINING ROOM WITH VAULTED CEILING
- LUXURY PERIOD STYLE BATHROOM/SHOWER ROOM
- THREE DOUBLE BEDROOMS
- OUTDOOR HOME OFFICE/GYMNASIUM
- DOUBLE GLAZING AND OIL FIRED HEATING SYSTEM
- EXTENSIVE GARDENS, OFF ROAD PARKING AND CAR PORT



ROOM DESCRIPTIONS

Timber Canopied Entrance with Pitched Roof

Entrance Vestibule

Cottage style composite door; stone floor.

Reception Hall

9' 07" x 14' 09" (2.92m x 4.50m) Double glazed window to front with stone sill; feature fireplace with exposed brick interior, stone hearth and fitted with log burning stove; solid oak wood flooring; school style column radiator; stairs to first floor.

Lounge

13' 05" into recess x 12' 05" (4.09m x 3.78m) Double glazed window to front; feature fireplace with exposed brick interior, stone hearth and fitted with log burning stove; exposed beams; school style column radiator.

Cottage Style Kitchen

13' 10" x 8' 07" (4.22m x 2.62m) Range of bespoke in-frame base wall and drawer units; oak working surfaces incorporating Belfast sink with mixer tap; space for range style cooker; extractor canopy; integrated slimline dishwasher; integrated refrigerator and freezer; double glazed window to side; tiled floor; open to:-

Family/Dining Room with Vaulted Ceiling

14' 03" x 18' 05" (4.34m x 5.61m) Double glazed windows and double glazed, double opening French doors to rear garden; vaulting ceiling with four double glazed roof windows; feature log burning stove; solid oak wood flooring.

Inner Hall

Door providing access to rear garden; cloaks and shoe storage; understairs storage; Indian stone flooring.

Luxury Ground Floor Bathroom/Shower Room

13' 10" x 4' 09" (4.22m x 1.45m) Period style suite comprising luxury claw foot bath with mixer tap; large tiled shower compartment with mains fitment, fixed head and hand held shower attachment; pedestal wash hand basin with bespoke splash back; low level W.C; panelled walls to dado height; period style column radiator; Indian stone flooring; two double glazed windows with obscure glass and bespoke shutters.

Study

14' 07" x 9' 0" (4.45m x 2.74m) Two double glazed windows to front; exposed beams; solid oak wood flooring; school style column radiator; feature cast iron spiral staircase to:

Bedroom No. 1

14' 06" x 17' 09" (4.42m x 5.41m) maximum dimensions (sloping ceiling) Two U.P.V.C. framed double glazed windows to side; two double glazed roof windows; exposed beams; school style column radiator.

Main Staircase

Landing

Double glazed roof window; deep storage cupboard.



ROOM DESCRIPTIONS

Bedroom No. 2

14' 01" x 12' 04" (4.29m x 3.76m) maximum dimensions (sloping ceiling) Double glazed window to rear; double glazed roof window; built in wardrobe with hanging rails and additional storage cupboard; exposed beams; school style column radiator.

Bedroom No. 3

14' 04" x 14' 07" into recess (4.37m x 4.45m) maximum dimensions (sloping ceiling) Large double glazed roof window; exposed beams; eaves storage; school style column radiator.

Outside

Office/Gymnasium

6' 11" x 11' 06" (2.11m x 3.51m) Double glazed bi-folding doors; laminate flooring; double glazed roof window; insulated and heated with power and light.

Boiler Room

Worcester freestanding oil fired boiler; water cylinder.

Outbuilding

11' 03" x 17' 10" (3.43m x 5.44m) Plumbing for automatic wash machine; space for tumble dryer; fitted work bench; roof space storage.

Covered Car Port

Gardens

Gardens are present to front and rear. The front garden is laid to lawn with driveway providing ample off road parking. The extensive rear garden is laid to lawn with established hedging, shrubs, bushes and mature trees and patio areas.

EPC Rating - D

Council Tax Band - F

PLEASE NOTE

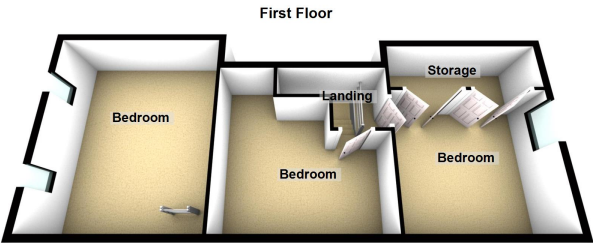
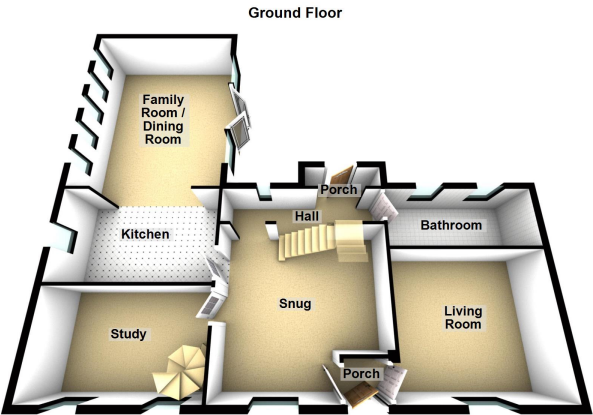
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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



Sizes are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC