

Church Road, Woolton, L25



For Sale - £750,000 Offers in Excess of

Key Features

- 5 Bedroom 2 Bathroom Coach House
- EPC Rating: C
- Set Behind Modern Gates, This Impressive Coach House Offers Five Bedrooms, Two Bathrooms, an Additional Wc, and Is Situated in the Highly Sought-After Area of Woolton.
- The Property Benefits from a Driveway Providing Off-Road Parking for Up to Two Vehicles, with a Well-Maintained Front Garden.
- Upon Entering, You Are Welcomed by a Spacious Hallway Providing Access to the Ground Floor Accommodation and Featuring a Conveniently Located Modern Wc.
- The Contemporary Kitchen Is Finished to a High Standard with Integrated Appliances and Flows Seamlessly Into a Stunning Sunroom, Enjoying Views and Direct Access to the Garden.
- The Main Living Room Is Beautifully Presented and Features a Fireplace, Opening Into a Second Reception Room and a Third Versatile Living Space That Could Also Serve as a Formal Dining Room.
- The First-Floor Landing Is Particularly Spacious, Creating an Airy and Welcoming Feel Throughout the Upper Floor.
- The Principal Bedroom Is a Generous Double Room Featuring an En-Suite Bathroom and a Juliet Balcony.
- It Also Provides Access to an Adjoining Room, Ideal as a Dressing Room, Home Office, or Additional Bedroom.
- Two Further Double Bedrooms, a Generously Sized Single Bedroom, and a Modern Family Bathroom Complete the First-Floor Accommodation.
- Outside Gates Are Not Electric But Can Be Electric Ready.

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 177 square metres / 1,902 square feet
- Council Tax Band: H
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Gated, Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Hob (Gas), Oven (Gas)

Description

Brought to the market by Atlas Estate Agents and offered with no onward chain, this impressive coach house is nestled behind modern electric gates in the highly desirable village of Woolton. Located on Church Road, L25, the property offers an abundance of versatile living space arranged over two floors, making it an ideal family home.

Approached via a private driveway providing off-road parking for up to two vehicles, the home enjoys attractive front gardens and a commanding presence. Upon entering, you are welcomed by a spacious entrance hallway, creating an immediate sense of space and providing access to the principal ground floor accommodation, along with a conveniently positioned WC.

The heart of the home is the contemporary kitchen, thoughtfully designed with integrated appliances and ample storage. This stylish space flows seamlessly into a stunning sunroom, flooded with natural light and offering delightful views over the garden, as well as direct access to the outdoor space.

The main living room is beautifully presented and centred around an attractive fireplace, creating a warm and inviting atmosphere. This reception room connects effortlessly to a second lounge area and a third versatile reception room, currently offering the flexibility to be used as a formal dining room, home office, playroom or additional sitting room.

To the first floor, a long and spacious landing leads to five well-proportioned bedrooms and two bathrooms. The principal bedroom is a particularly impressive space, featuring a modern en-suite bathroom and a charming Juliet balcony. An adjoining room offers exceptional flexibility and could serve as a dressing room, nursery, study or sixth bedroom if required. Two further generous double bedrooms, an additional double bedroom and a well-sized single bedroom are served by a contemporary family bathroom.

Combining generous accommodation, versatile living spaces and a sought-after Woolton location, this unique home presents a rare opportunity for buyers seeking a substantial property with character, privacy and excellent family appeal.

Additional Images



Bathroom



Front Elevation Of Property (night Shot)



Front Elevation Of Property



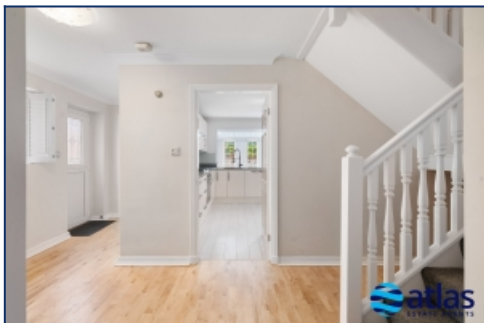
Driveway



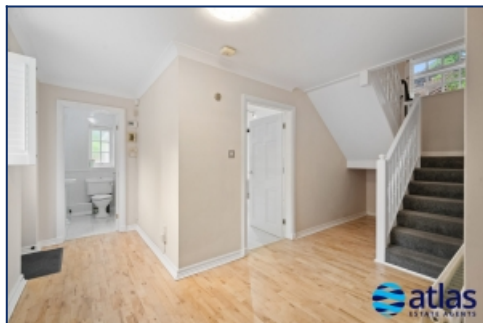
Front Elevation Of Property



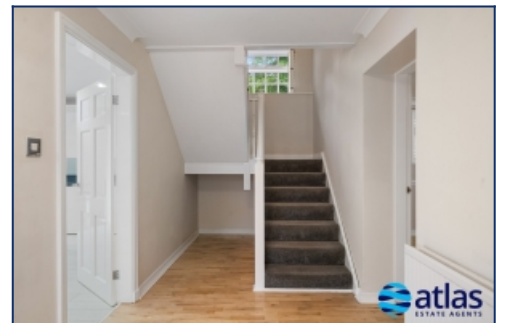
Front Elevation Of Property



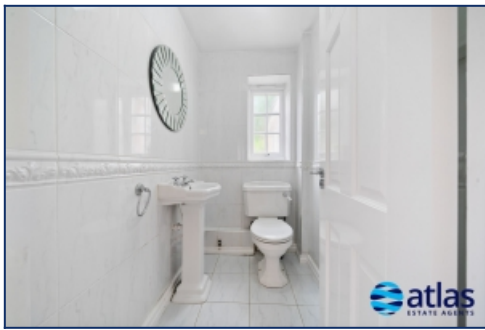
Hallway



Hallway



Hallway



Downstairs Wc



Kitchen/Sunroom



Kitchen/Sunroom



Kitchen



Kitchen/Sunroom



Kitchen/Sunroom



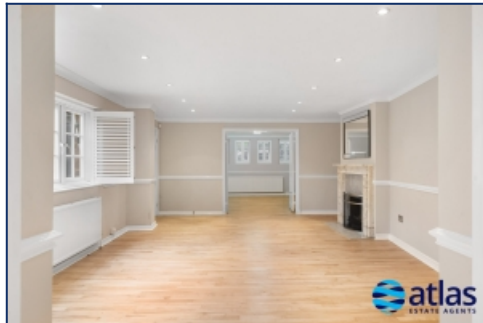
Sunroom



First Living Space



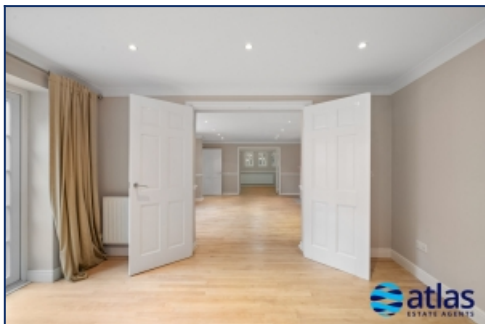
First Living Space



First Living Space



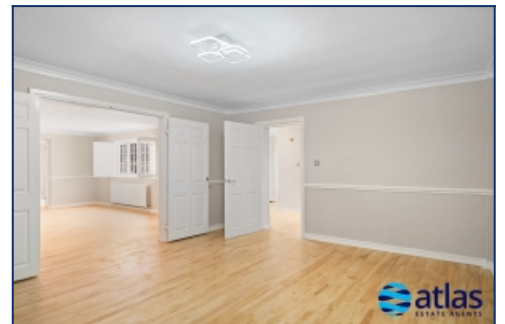
Second Living Space



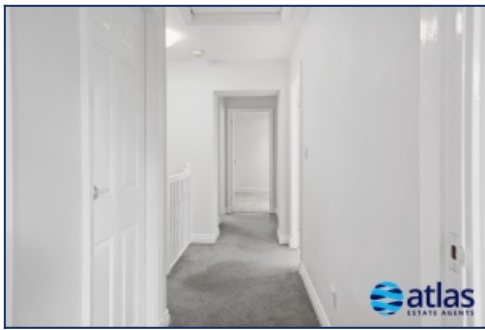
Second Living Space



Third Living Space/Dining Room



Third Living Space/Dining Room



Landing



Bedroom One



Bedroom One



Bedroom One



En-suite To Bedroom One



Dressing Room To Bedroom One/Bedroom Two



Dressing Room To Bedroom One/Bedroom Two



Bedroom Three



Bedroom Three



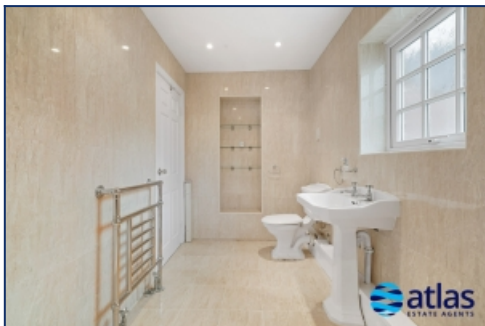
Bedroom Four



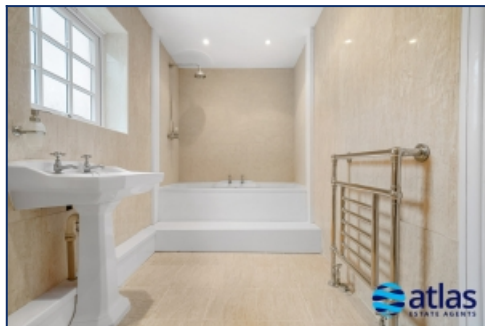
Bedroom Four



Bedroom Five



Bathroom



Bathroom



Aerial View Of Property

Floor Plans



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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.