

Property Particulars

Kingsway, Penwortham.



- **Sought After & Desirable Location**
- **Four Bedrooms**
- **Generous Dining Kitchen**
- **Stunning Entrance Hall & Breathtaking Staircase**
- **Driveway Parking & Detached Garage**
- **Original Features Throughout**
- **Three Spacious Reception Rooms**
- **Generous Far Reaching Grounds - Unique in Higher Penwortham**

£615,000

A most unique opportunity to purchase one of the most prestigious 1912 arts and crafts movement built homes in the most prestigious location of Higher Penwortham. This stunning home offers an array of original features which commences immediately from the slate covered open porch with the hall mark arts and craft intricate wooden fret work, to a solid wooden front door, which accesses the exceptionally spacious, traditional and welcoming entrance hall, with it's most imposing turning back staircase to the first floor. There are three generous reception rooms, which have original features, and the lounge facing the rear offers lots of natural light, via a large bay area with French doors, overlooking and accessing the rear garden creating a most tranquil sitting room. There is a spacious dining kitchen, four bedrooms, generous bathroom, utility room and an en suite to the master bedroom. The beautiful grounds are breathtaking providing complete privacy and a selection of garden areas, a formal garden to the immediate rear the second 'secret' garden provides another great size garden area and creating a great opportunity for a secluded summer house, and then of the last secret garden another great place with paved pathways and mature trees. Needless to say the whole grounds are well stocked with mature plants and shrubs, with the feature beech hedge believed to have been there since 1912. There is ample driveway parking and a large detached detached garage. Being set in one of the most desirable locations of Higher Penwortham with all the excellent local amenities, walking distance to the vibrant high street and all the wonderful unique shops, boutiques bars and restaurants on offer, as well as bus routes and outstanding local schools. Viewing is absolutely essential ands the property is offered with no onward chain. - Viewing strictly by Appointment with Marie Holmes Estates

Open Entrance Porch -

With a slate covered roof, solid wooden fret work and dwarf wall detail, quarry tiled flooring and beautiful wooden door accessing the property.

Entrance Hall -

A breathtaking space with an outstanding original turning back staircase to the first floor, part wooden paneling and fine plaster work details, radiator and doors off.



'Maids' Flower Pantry -

What was used for this specific reason in years gone by but is so useful as a cloaks store with shelf areas, original leaded window to the front and ceiling light.

Main Lounge - 13' 8" x 12' 6" (4.16m x 3.81m)

A stunning room with exceptional natural light via a bay French window to the rear overlooking and accessing the rear gardens, coal effect gas fire with Adam style surround, superb plaster detail to the ceiling and original coving, wall lights, ceiling lights and concealed radiator.



Formal Dining Room - 13' 6" x 12' 7" (4.11m x 3.83m)

A great size room with quality wooden panelled walls incorporating a mantel surround, original leaded window to the front, ornate plaster detail to the ceiling and above picture rail height, coving to ceiling, radiator, and ceiling light.

Morning Room/ Home Office - 13' 6" x 8' 11" (4.11m x 2.72m)

A spacious room with leaded window to both front and side, radiator and ceiling light.



Dining Kitchen - 19' 5" x 13' 8" (5.91m x 4.16m)

A very generous room with an extensive range of wall, drawer and base units with contrasting working surfaces, integrated electric oven, hob and microwave, integrated fridge, one and a half sink unit and drainer, two leaded windows to the rear, beamed ceiling, door to Utility Room and door to rear hall.



Utility room -

A good size with working surface, boiler, tiled floor and two windows, lots of room for further white goods.

Rear Hall -

An ideal way to access the house after being in the gardens with a solid wooden door, quarry tiled flooring, ceiling lights and doors off.

Downstairs Cloaks W.C. -

With a two piece suite comprising low suite W.C. and wash hand basin, opaque window and tiled elevations.

First Floor Landing - 25' 11" x 11' 8" (7.89m x 3.55m)

With stylish wooden panel detail to the walls, ceiling lights, leaded window to side and doors off.



Bedroom One - 19' 3" x 13' 8" (5.86m x 4.16m)

A great master bedroom with a selection of fitted wardrobes and a vanity table area with drawers makes a useful dressing area, there is a leaded window to the front and side, wall and ceiling lights, radiator, door to ensuite.



En-suite -

With a three piece suite comprising low suite W.C. pedestal wash hand basin, glazed shower enclosure with mains shower, ceiling light, tiled elevations and radiator.

Bedroom Two - 12' 5" x 10' 1" (3.78m x 3.07m)

To the rear of the property overlooking the extensive rear grounds, ceiling light, radiator and the maid's bell point.



Bedroom Three - 12' 1" x 10' 1" (3.68m x 3.07m)

With a leaded window to the rear overlooking fabulous grounds, built in wardrobes to one wall and radiator.



Bedroom Four - 8' 3" x 7' 7" (2.51m x 2.31m)

With a leaded window to the front, radiator and ceiling light.

Family Bathroom - 10' 1" x 7' 1" (3.07m x 2.16m)

With a four piece suite comprising low suite W.C. bidet, wash hand basin in vanity unit, corner spa bath with mains shower over, part tiled elevations and opaque window to the rear.



Outside -

To the front is very well stocked garden with some stunning evergreen specimens, driveway parking for several cars on approach to side gated access and large detached garage beyond.

Rear Grounds -

These are outstanding being landscaped in three parts. The garden nearest the house being the formal garden with pond, pathways, large central lawn and patio areas, a stunning beech tree creates an "opening" to an enticing secret garden. The front secret garden has a vast selection of plants, shrubs and trees, from here the final secret garden, again a spacious area which could be easily utilised to potentially create an idyllic summer house.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer –

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm