



'Denholme', Liverpool Road, Longton, PR4 5ZE

Freehold

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Key Features Include

- Truly Exceptional Detached Residence ■ Extensive Grounds ■ Sweeping Driveway & Garage Block ■ Village Location
- Three Large Reception Rooms ■ Impressive Open Plan Kitchen Dining Family Room ■ Oak Two Storey Atrium with Open Views
- Master Suite with Steam Room, Sauna & Dressing Room ■ Four Additional Bedrooms, Two boasting En Suites
- Stunning Family Bathroom ■ Large Utility Room ■ Cloakroom ■ Entrance Hall ■ NO CHAIN

This superb detached residence stands in extensive grounds and is located in a secluded spot within the sought after Longton Village. The original Edwardian house has been renovated and extended to exacting specifications to provide a thoroughly unique home which combines luxury, space and style.

The accommodation to the ground floor briefly includes; two formal reception rooms, gym, exceptional entertaining kitchen with lounge and dining areas leading to oak framed Atrium, large utility room, and cloakroom. Upstairs are five bedrooms, three of which have en suite shower rooms, the master suite also boasts a steam room, sauna, and a dressing room, the property also benefits from a stunning family bathroom.

Externally the property stands in extensive grounds which exceed 0.4 Acre laid mostly to lawn with paved entertaining area and enjoying a south facing aspect. To the front is a sweeping driveway which leads to a block of garages to the rear benefitting from upstairs storage rooms. Parking is also available for several vehicles.

NO ONWARD CHAIN

Reception Hall

Bespoke oak banister, original front door with leaded lights.

Lounge 5.47m x 4.35m
(17'11" x 14'3")

Wood flooring, bay window to the front, original hearth with log burning stove side window.

Sitting Room 4.23m x 4.21m
(13'11" x 13'10")

Bay window overlooking the garden, wooden flooring.

Reception Room Three / Gym 3.67m x 4.35m
(12'0" x 14'3")

Wooden flooring, mirrored wall, window to the side aspect.





**Dining Kitchen 7.01m x 7.00m
(23'0" x 23'0")**

Stunning entertaining kitchen briefly including Corian worktops, integral sink with instant hot water tap, Neff appliances; induction hob, built in oven, microwave, warming drawer, limestone flooring with underfloor heating.

Incorporating large seating area and open to Atrium.

Atrium

Green oak framed two story Atrium with views over the extensive gardens. Multifuel stove, door to the garden.



**Utility Room 2.40m x 4.35m
(7'10" x 14'3")**

Fully fitted utility room with eye level Neff oven, inset resin sink with waste disposal. Plumbing for washing machine, dishwasher, and tumble dryer. Window to the side aspect.

Cloakroom/Rear Hall

Back door to the rear providing access to the garden, driveway and garage block.

WC/Boiler Room

Window to the rear aspect, bespoke dog bath, wash hand basin, wc and boiler cupboard housing 'Alpha' combi boiler.





Landing

Stained glass window, roof windows. Bespoke oak banister with glass panelling.

Master Suite 7.01m x 7.00m
(23'0" x 23'0")

Unique master suite with views through the Atrium to the countryside beyond. Doors leading to the en suite spa room and dressing room.

Dressing Room 2.55m x 3.49m
(8'4" x 11'5")

Built to exacting specifications, with window to the rear aspect.

En Suite Spa

Fully tiled shower and steam room. Glass doors leading to sauna.

En Suite Bedroom Two 5.47m x 5.07m
(17'11" x 16'8")

Window to the front aspect, en suite shower room.

En Suite Bedroom Three 4.99m x 4.35m
(16'4" x 14'3")

Window to the rear aspect, en suite shower room.

Double Bedroom Four 4.23m x 4.22m
(13'11" x 13'10")

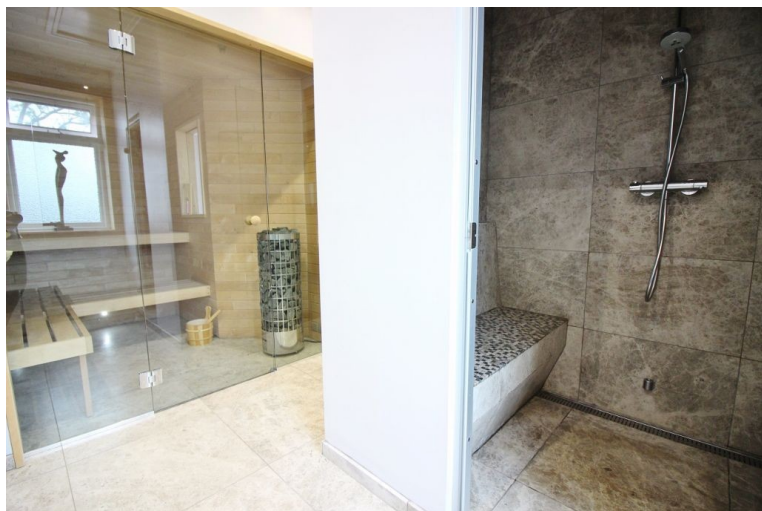
Dual aspect, double bedroom.

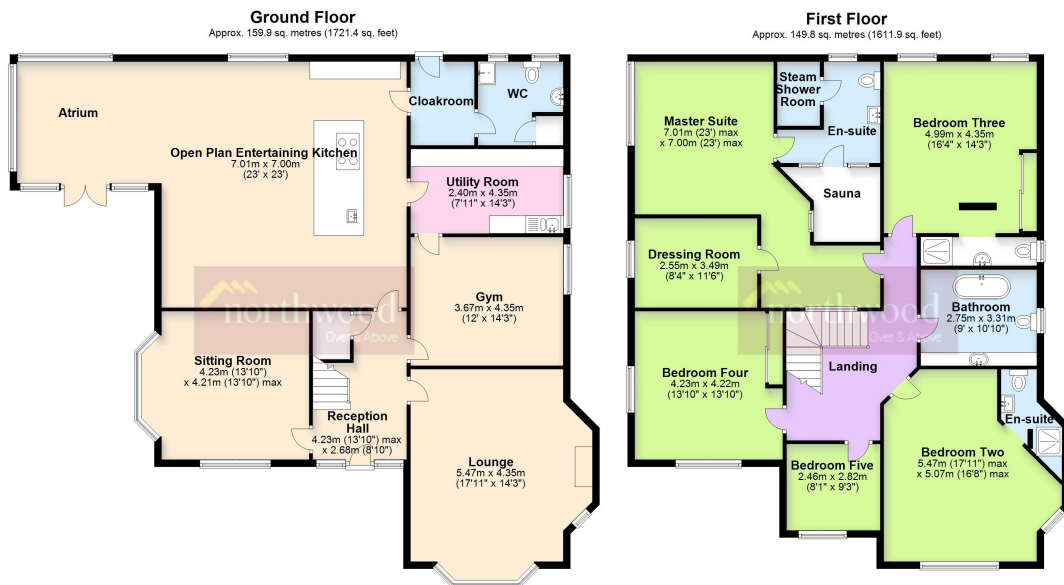
Bedroom Five 2.46m x 2.82m
(8'1" x 9'3")

Window to the front aspect.

Family Bathroom 2.75m x 3.31m
(9'0" x 10'10")

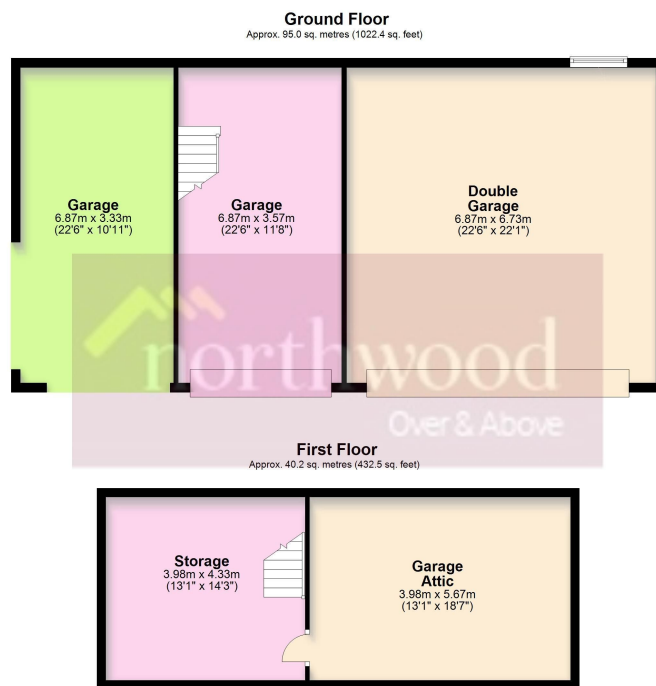
Elliptical free standing bath, WC, wall of storage with vanity wash hand basin. Window to the side aspect and ladder towel warmer.





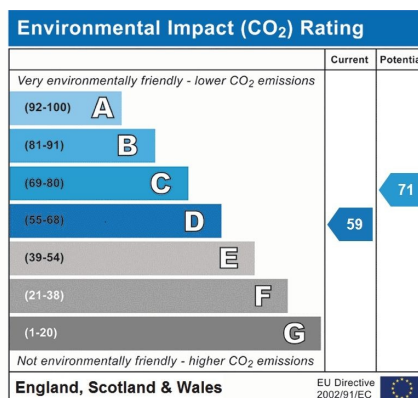
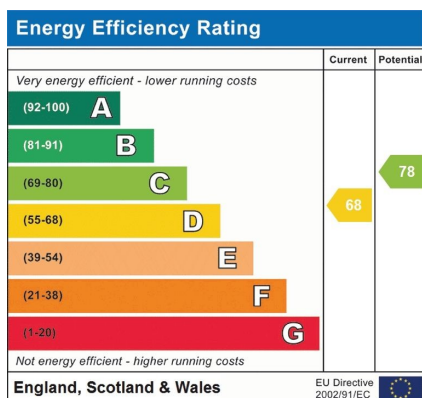
Total area: approx. 309.7 sq. metres (3333.3 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.



Total area: approx. 135.2 sq. metres (1454.9 sq. feet)

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Garage One 6.87m x 3.33m (22'6" x 10'11")

Open garage.

Garage Two 6.87m x 3.57m (22'6" x 11'9")

Remote automatic door, stairs to attic.

Double Garage 6.87m x 6.73m (22'6" x 22'1")

Remote automatic door power light.

Upper Storage Room 3.98m x 4.33m (13'1" x 14'2")

Extending across all the garages, boarded storage area with power and light.

Garage Attic 3.98m x 5.67m (13'1" x 18'7")

Boarded with power and light.



Northwood (Southport & Ormskirk)

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Disclosure

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