



## 86 Lady Green Lane, Ince Blundell, Merseyside L38 1QD

Asking Price £799,950

Karen Parks @ Berkeley Shaw is delighted to offer for sale with no chain "Tristrams Farmhouse" a 6 bedroomed mature detached family home set in approx 1 acre with views over farmland. The Main house is in need of some modernisation however offers versatile accommodation over three floors, To the ground floor: vestibule, open hallway, lounge, sitting room, study, fitted kitchen, dining room, conservatory, utility room and wc, to the first floor two bedrooms, linen room and family bathroom, with a further 4 bedrooms to the second. Outside various outhouses and approx 1 acre gardens,



**Ground Floor**

**Vestibule**

Door to open hall

**Hallway**

turned spindled staircase to first floor, deep understairs cupboard.

**Lounge**

16'5" x 16'3" (5.02 x 4.97)

UPVC double glazed window to front, wood burning stove, radiator.

**Sitting Room**

28'10" x 13'3" (8.79 x 4.04)

Two UPVC double glazed windows, feature fire surround with tiled insert, marble hearth and brass fender, two radiators.

**Study**

10'2" x 8'9" (3.10 x 2.68)

UPVC double glazed window.

**WC**

UPVC double glazed window, low level wc, pedestal wash basin, tiled floor, part tiled walls.

**Kitchen Diner**

17'6" x 14'1" (5.34 x 4.31)

UPVC double glazed windows and door to utility room, range of high and low level fitted units with glass cupboards, post formed work surfaces, stainless steel sink unit with drainer board and mixer taps, range dual fuel range cooker with extractor fan over, integrated dishwasher, space for fridge/freezer, tiled walls, tiled floor.

**store room**

door to utility room.

**Utility Room**

Window, plumbed for washing machine, space for tumble dryer, door to outside.

**Dining Room**

18'7" x 14'1" (5.68 x 4.31)

UPVC double glazed window, bar, fitted shelving,

**Conservatory**

16'11".00" x 8'7" (5.18m.000m x 2.62)

wooden glazed, radiators, door to outside.

**First Floor**

Turned staircase.

**Bedroom 1**

26'8" x 13'5" (8.14 x 4.11)

Two UPVC double glazed windows, wash basin in vanity unit, radiator.

**Bedroom 2**

11'8" x 11'8" (3.56 x 3.56)

UPVC double glazed window, wash basin in vanity unit, radiator.

**Linen Room**

7'9" x 4'0" (2.37 x 1.23)

UPVC double glazed window.

**Family Bathroom**

13'9" x 8'7" (4.21 x 2.64)

UPVC double glazed window, white suite comprising: bath with mixer tap and shower hose, walk in double shower cubicle, wash basin inset in vanity unit, low level wc, feature heated stainless steel towel rail, wood panelled to dado height, airing cupboard housing boiler, radiator.

**Second Floor**

Deep storage cupboard.

**Bedroom 3**

14'0" x 13'4" (4.27 x 4.08)

UPVC double glazed window, wash basin in vanity unit, original beams.

**Bedroom 4**

13'9" x 11'8" (4.2 x 3.56)

UPVC double glazed window, original beams, wash hand basin, radiator.

**Bedroom 5**

12'6" x 11'3" (3.82 x 3.45)

UPVC double glazed window, wash basin in vanity unit, original beams radiator.

**Bedroom 6**

13'5" x 8'8" (4.11 x 2.66)

UPVC double glazed window, wash hand basin, original beams radiator.

**Outbuildings**

Various outbuildings to include coal shed and workshop.

**Front Garden**

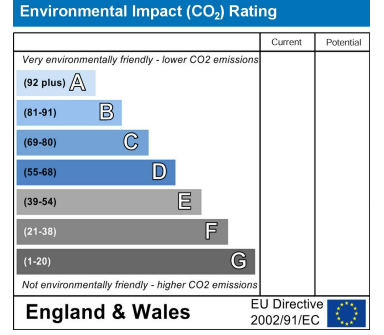
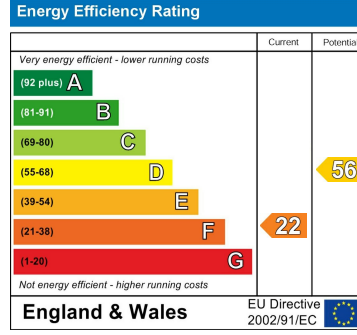
Two double gated to front allowing in and out drive via rear of property, laid to lawn, mature trees, shrubs and bushes.

**Rear Garden**

approx one acre of land, mature gardens with trees shrubs and bushes, previously used as paddock.

**Additional Land**

Additional land of 1 or 2 acres may be available from the adjacent farmer by separate negotiation



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Details are for information only. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Letroplan 10/2002

