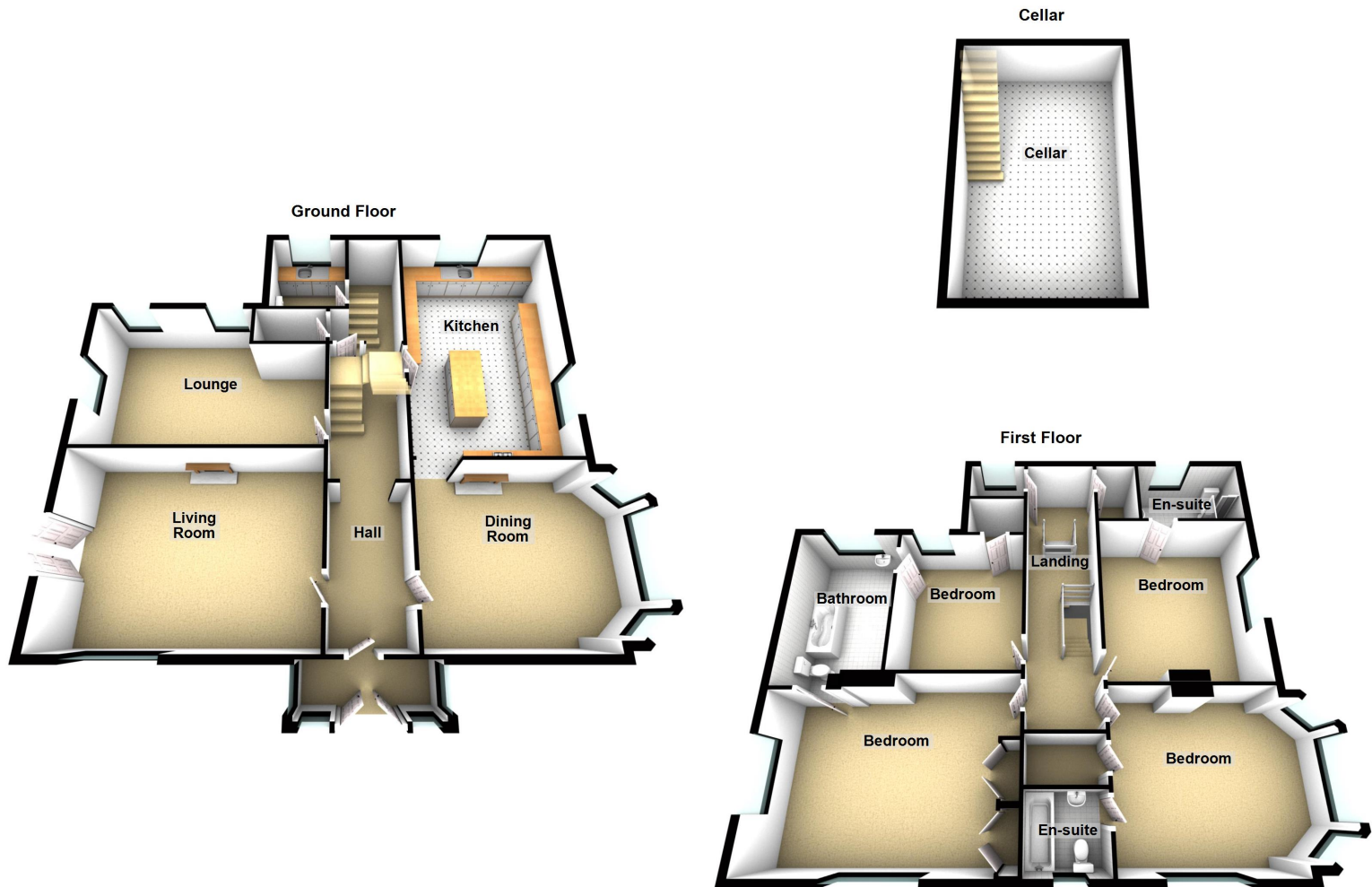




- 4 Bedroom Grade II listed Tudor Gothic style Detached House
- Detached Coach house
- Approx 4000 Sq'Ft floor area
- Landscaped gardens
- Gravel driveway
- Award winning listed conversion







The Rookery, Ormskirk

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

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A character period property in substantial grounds with a detached coach house and detached double garage. The Rookery benefits from having a large gravel turning point drive and central fountain. The gardens are landscaped, split level and have a feature raised decked area and gazebo with everest seating.

This property won the 'GRAND DESIGN AWARDS 2009' for its sympathetic conversion.

Accommodation Comprises of;

Ground Floor:

Feature Porch - Coloured leaded light windows, original tiled floor

Entrance Hall - Grand arched, architectural features

Lounge - 19'1" x 12'1" - Feature bookcases, oak floor, french double doors to rear garden

Second Reception Room - 20'2" x 14'1" windows to two elevations

Dining Room - 18'9" x 13'1" Formal room overlooking the driveway and garden

Fitted Kitchen / Breakfast room - 21'7" x 13'3" "Clive Christian" style replica Kitchen, Granite worktops and island - with concealed power pots. Double range oven and gas hob. Built in microwave, unique victorian style radiator. Double Belfast sinks. Hot water tap.

Ground floor W/C / cloakroom - sink with granite work surface, victorian style W/C

Cellar - Steps from entrance hall to half cellar, restricted headroom

First Floor:

Landing

Bedroom One - 21'0" x 14'1" Master bedroom, fitted wardrobes to match arched windows - illuminated.

Jack and Jill Bathroom - Claw foot Bath, walk in shower

Bedroom Two - 12'1" x 10'1" Double Room

Luxury en suite Bathroom

Bedroom Three - 15'3" x 14'3" Double Room

Luxury en suite, wet room, walk in shower, illuminated

Bedroom Four - 18'9" x 13'9" Built in wardrobe

Jack and Jill Bathroom

Detached Coach house

One / Two Bedroom detached coachhouse with Back Block Courtyard, boarded by brick wall boundaries. An ideal

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Tel: 0151 920 2404

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separate property for family member / Granny flat. This Coach house has the potential to create a separate property title. (Subject to permission and legal time) and create/gain a secondary income.

Accommodation Comprises of;

Ground Floor:

Fitted Kitchen / Dining / Brekfast Room - 11'1" x 11'5"

Inner hall

Lounge with fireplace - 14'5" x 13'2"

Cellar - 19'1" x 12'1"

First Floor:

Landing

Study - Could be used as a small bedroom

Bedroom One - Beamed ceiling 14'6" x 13'1"

Bathroom - bath with shower above

Exterior:

Walled entrance and boundaries - Gated, remote control entrance. Brick block drive and gravel turning point drive with central fountain. Mature trees some with tree preservation orders. Split level landscaped lawns, flower borders and feature decked gazebo/seated area.

Brick walled bin storgae.

Double glazed seated unit windows with Central heating.

To View Call Logic.

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