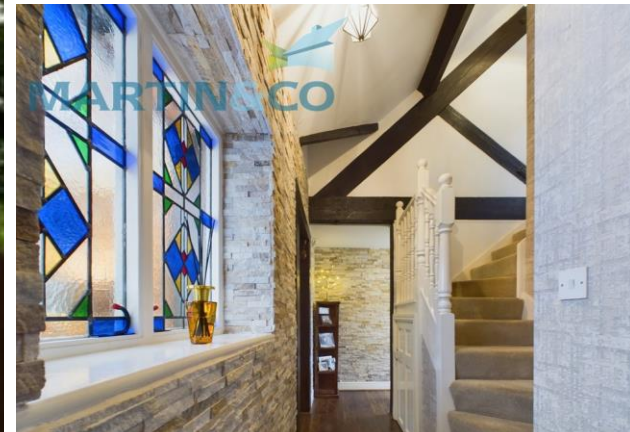


FOR SALE



Greensbridge Lane, Tarbock Green, Liverpool
Offers In Region Of £560,000


MARTIN&CO



Greensbridge Lane, Tarbock Green, Liverpool

5 Bedrooms, 3 Bathroom

Offers In Region Of £560,000

- Historic and Cavernous Family Home
- Five/Six Spacious Bedrooms
- Outbuilding with Own Garden and Planning for Bungalow
- Stunning Family Garden with Private

WOW. A mesmerising, landmark family home, nestled on a fantastic plot and full of History (This property holds significant historical value originally serving as a Blacksmiths dating back to 1884), masses of original character and charm and sits in the pretty village of Tarbock. This history travels through this wonderful home with its stunning original front door and original beams throughout the home, even though it was fully refurbished and is modern and stylish throughout.

The enormous magnificent home resides in an urban area and is surrounded by beautiful countryside and umpteen wonderful countryside walks and a number of horse riding schools nearby with pony tracks and nature trails also surrounding the property. It has beautiful views over fields from the front of the home and the rear garden, but, with great local amenities close by such as local shops, road links, public transport, railway station as well as a thriving community, with the local hall having a Friday night get together with the neighbours and it's own local Instagram page. This property is not to be missed and viewing is highly advised.



HALLWAY 5' 7" x 6' 5" (1.71m x 1.97m) This welcoming hallway is entered through the original large wooden door setting the style and charm

throughout this lovely home with its beautiful slate tiled floor, original cast iron radiator, meter cupboard, access to WC and door with access to the living room.

WC 4' 11" x 3' 3" (1.50m x 1.00m) Having tiled wall and flooring, radiator, traditional low level WC, hand wash basin, double panel radiator, fully tiled walls and slate flooring.

RECEPTION ROOM 17' 7" x 17' 5" (5.38m x 5.31m) An amazing, cavernous reception room featuring original exposed beams, a wonderful vaulted ceiling, beautiful open log fire set in exposed brick chimney, spiral staircase leading up to the first floor mezzanine level, two front aspect UPVC double glazed windows with views over fields and one rear aspect one, as well as UPVC double glazed French doors leading to the Sun Room and further French Doors with full long windows either side leading out onto the sunny private terrace and garden and throwing in streams of natural light.

MEZZANINE 16' 1" x 6' 10" (4.91m x 2.09m) At the top of the beautiful staircase is the mezzanine, currently used as a secondary reception room but could be utilised as a further bedroom (as if it is even needed) or home office or teenagers space. It has power points, cast iron radiator and sky light window.

INNER HALLWAY 12' 5" x 3' 5" (3.80m x 1.06m) Inner hallway which leads to all downstairs rooms, having wood effect flooring throughout, beautiful stain glass window, staircase to first floor and power points.

KITCHEN A beautifully stylish and modern farmhouse kitchen having a range of matching wall and base units with worktop over, butcher's sink inset to worktop with mixer tap over and UPVC double glazed window above with views of the side of the property, integrated washing machine, dishwasher and fridge and freezer, Gas hob inset to worktop with extractor hood above, oven and grill set into tall unit, power points, cast iron radiator, a further UPVC double glazed window overlooking the rear garden, stable door offering access



to the terrace and side garden and UPVC Double glazed French Doors door leading into the sun room.

SUN ROOM 11' 5" x 13' 7" (3.48m x 4.16m) An amazingly light and bright UPVC double glazed sun room having tiled flooring, cast iron radiator, wall lights and UPVC double glazed French doors leading to the kitchen and a further set leading to the sunny rear garden. Such a wonderful space to while away the days in peaceful contemplation.

FIRST FLOOR LANDING 2' 11" x 2' 8" (0.90m x 0.82m) Having carpet flooring, storage cupboard and access to two first floor bedrooms

MASTER BEDROOM 15' 7" x 11' 8" (4.75m x 3.58m) A lovely spacious master bedroom having beamed ceiling, wood effect flooring, Velux sky light, fitted drawers and power points.

BEDROOM TWO 11' 8" x 8' 5" (3.58m x 2.59m) Another bright and airy double bedroom having wood effect flooring, sky light, radiator and power points.

BEDROOM THREE 7' 9" x 12' 5" (2.38m x 3.80m) A beautiful double bedroom having wood effect flooring, radiator, power points, built in wardrobes, access to en-suite and a UPVC double glazed window with views over fields.

ENSUITE 5' 6" x 4' 3" (1.70m x 1.31m) An ample ensuite having WC, pedestal sink, double panel radiator, walk-in shower with shower over and fully tiled walls and floor.

BEDROOM FOUR 7' 1" x 9' 8" (2.16m x 2.96m) Another spacious bedroom currently being used as a workspace, having wood effect flooring, double panel radiator, power points and a UPVC double glazed window with views over the side garden.

BEDROOM FIVE 5' 9" x 8' 9" (1.76m x 2.67m) A further light and airy bedroom currently used as dressing room having full built in wardrobes, wood effect flooring, double panel radiator, power points and a UPVC double glazed window overlooking the fields beyond.

FAMILY BATHROOM 9' 4" x 7' 7" (2.86m x 2.32m) Having high system WC, circular sink, corner bath with shower

attachment, chrome towel radiator, tiled floor and fully tiled walls, shower cubicle with shower over and UPVC double glazed frosted glass window.

OUTBUILDING 16' 1" x 16' 3" (4.92m x 4.96m) What a fabulous addition to this already outstanding property. This amazing brick building with it's OWN GARDEN space offers endless possibilities for the owner of this wonderful home, such as : a one-bedroom bungalow/annex, business premises, or rental conversion, an enticing opportunity for prospective buyers.

This building has an architect's planned drawing for Conversion of Existing outbuilding and Garage to Habitable Space, which was carried out in 2018 when permission was granted for a conversion of this dwelling into a bungalow.

DOUBLE GARAGE 19' 6" x 19' 4" (5.95m x 5.91m) A tremendous sized double garage having electric and up and over garage door, currently used as a recreation room at present but could also be used as a double garage (as if you need the extra parking), outside office or even attached to the brick build conversion to enhance this development. There are umpteen possibilities.

OUTSIDE Approaching the property there are electric gates with plenty of off-road parking plus a driveway and garage. The extensive garden with it's beautiful views over fields is mainly laid to lawn for ease of maintenance with a number of sunny terrace areas from where you can spend those long summer days with family and friends.

There is also a brick outbuilding which has had previous planning approval, offering the potential for a one bedroom annex or bungalow which can be let out, or for commercial use for a business.

INTERESTING FACTS Tarboc Village was named after a brook and settled on it's name in its current form in the late seventeenth century. The manor of 'Tarboc' (as it was previously known) was held by the Saxon Thane, Dot. Tarboc, along with 'Hitune' (Huyton) was granted to Henry II in 1150 before it was given to the Lathom family. Towards the end of the twelfth century, the two were split between different branches of the family with Tarbock being assigned to Henry de Lathom, his son Richard was the first to adopt the name 'de Torbock'





 <p>Floor 1 Building 1</p>	 <p>Floor 2 Building 1</p>	
 <p>Floor 1 Building 2</p>	 <p>Floor 1 Building 3</p>	<p>Approximate total area^m 216.59 m²</p> <p>Reduced headroom 18.57 m²</p>
 <p>Floor 2 Building 4</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ----- Below 1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.