



## Church View Cottage Mairscough Lane, Liverpool, L31 4DP

### Offers Over £875,000

'This is a rare opportunity to own a piece of history'

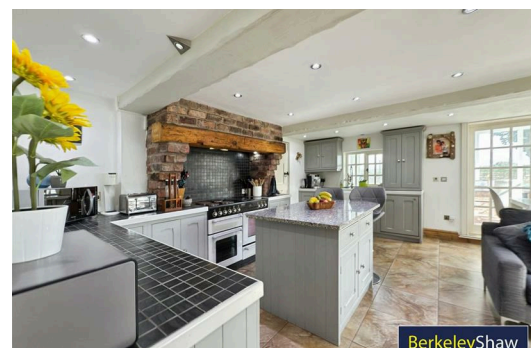
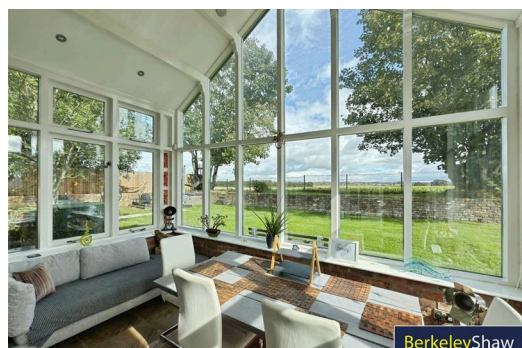
Set opposite the charming St Thomas' Church in Lydiate, and standing proudly within grounds of approximately one-third of an acre, this remarkable Grade II listed "Cruck Frame" cottage, (originally two cottages) is a home of true distinction.

Parts of the property date back to the 17th century and it has been thoughtfully restored and extended to create a modern family home with a unique blend of period character.

From the moment you step inside, the wealth of original features are clear to see with exposed chamfered beams, sash windows, and wattle and daub infill, all of which have been seamlessly blended with contemporary interiors.

The ground floor offers a welcoming entrance hall, an inviting lounge, a private study and a stylish family dining kitchen flowing into a modern sunroom with open views over greenbelt fields.

There is also a versatile playroom/dining room/5th bedroom, a modern downstairs shower room and a practical utility room, leading through to the separate drive at the rear of the property.



## Hall

## Living Room

16'0" x 14'9" (4.90 x 4.50)

## Kitchen Diner

17'8" x 17'0" (5.40 x 5.20)

## Sun-Room

14'1" x 7'10" (4.30 x 2.40)

## Utility

7'6" x 7'2" (2.30 x 2.20)

## Study

16'0" x 8'10" (4.90 x 2.70)

## Bedroom 5/Play Room

18'0" x 14'9" (5.50 x 4.50)

## Master Bedroom

17'4" x 15'8" (5.30 x 4.80)

## Bedroom 2

16'0" x 9'10" (4.90 x 3.0)

## Bedroom 4

16'4" x 15'5" (5.0 x 4.70)

## Bedroom 3

16'0" x 14'5" (4.90 x 4.40)

## Downstairs Shower Room

6'10" x 6'2" (2.10 x 1.90)

## Bathroom 1 - First Floor

9'2" x 5'10" (2.80 x 1.80)

## Bathroom 2 - First Floor

5'2" x 5'2" (1.60 x 1.60)

## Store Room

## Garage

16'4" x 9'2" (5.00 x 2.80)

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

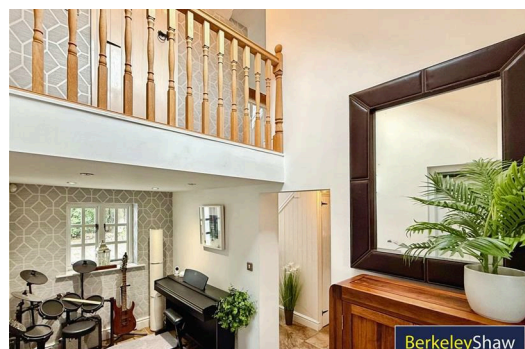
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
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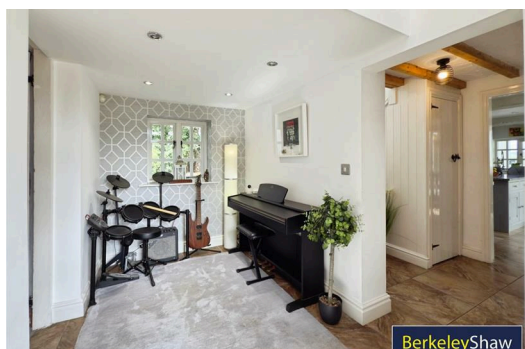
TOTAL FLOOR AREA: 2809sq ft (262.4 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual, finished, works in progress, shall not be considered as a guarantee of accuracy. The floor plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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