



Beechlyn, North Mossley Hill Road, Mossley Hill, L18

- Unique Six Bedroom Semi Detached Victorian Home
- Three Inviting Reception Rooms
- Generous Bedroom Accommodation
- Large Basement for Storage, Utility Room & Cloaks
- Bursting with Style, Charm & Character
- Bespoke Modern Fitted Kitchen & Dining Room
- Family Bathroom Suite & Two En Suite Shower Rooms
- Landscaped Rear Garden and Attractive Frontage with Parking



£989,950
Freehold



















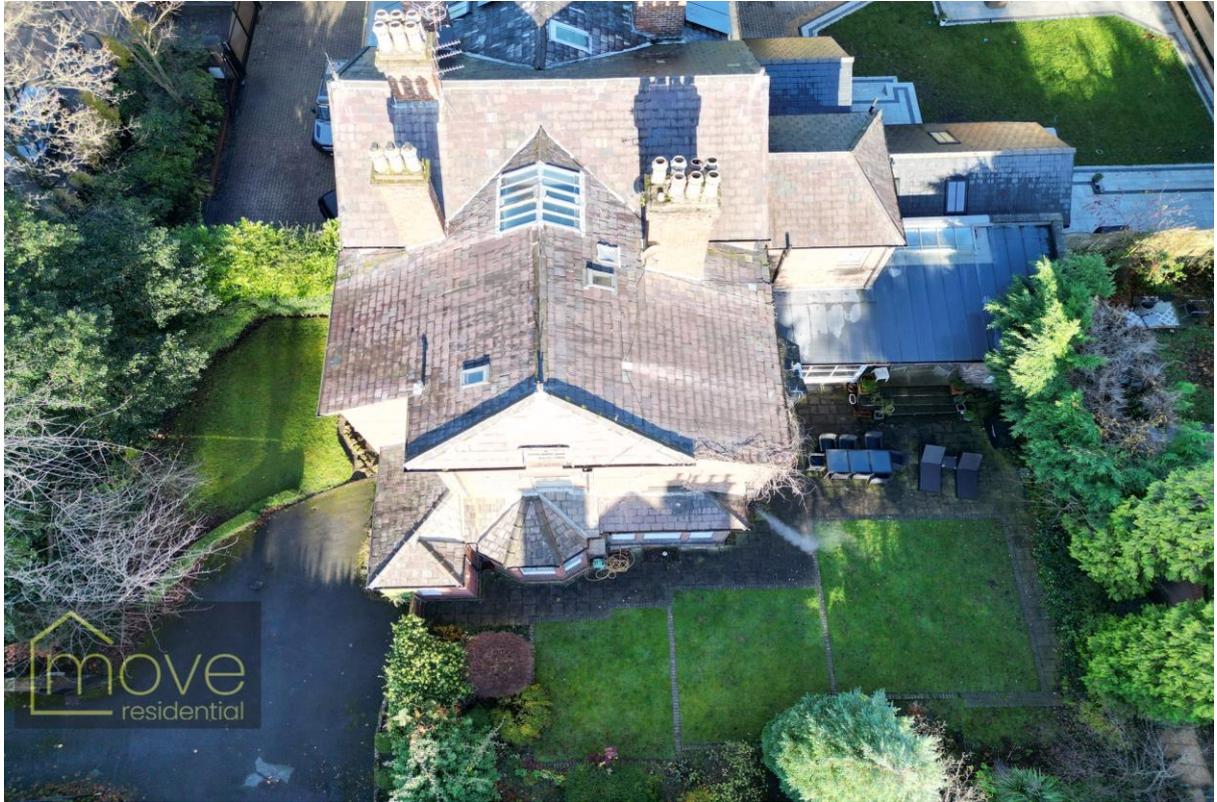












Description

Welcome to Beechlyn, an exceptional six-bedroom semi-detached Victorian era property, standing proudly on North Mossley Hill Road in the highly sought after and affluent suburb of Mossley Hill, L18.

As you step through the grand entrance hallway, Beechlyn unfolds its story with wonderfully high ceilings adorned with exquisite coving and roses, classic sash windows that flood the space with natural light, and eye-catching feature fireplaces that stand as testaments to the craftsmanship of a bygone era. The property's historical charm seamlessly intertwines with contemporary features, creating a unique and captivating forever home for a very lucky family. Spread across four levels, Beechlyn has been thoughtfully transformed by its current owners into a stylish and functional family abode with a well laid out design.

In brief, the property comprises; a grand entrance hallway that showcases a beautiful staircase with ornate wrought iron spindles, three formal reception rooms, an impressive open plan bespoke fitted kitchen and family dining room, a convenient utility room and ground floor WC.

As you venture to the first floor, you will find the master bedroom with private en suite facilities, two additional well-proportioned double bedrooms, an office space/study, and a contemporary style, three-piece family bathroom suite. The journey to the pinnacle of the property, the second floor, unveils three more well-presented and spacious double bedrooms, one of which enjoys the added luxury of an en suite shower room. There is also a large storage room. The large basement offers a fantastic space for additional storage with the potential to be converted into additional leisure space which serves a variety of purposes.

Externally, the property is further enhanced by the equally enchanting grounds that surround it. To the front, a double gated entrance ensures security and privacy, surrounded by a walled perimeter. The neatly manicured front lawn and smartly tarmacked driveway provides an inviting approach that leads to ample off-road parking. To the rear, the beautiful south facing rear walled garden boasts a sprawling lawn, framed by a range of established greenery and mature borders that provides privacy and seclusion. The garden is complemented by a large, flagged terrace area which is perfect for alfresco dining and entertaining guests during the warmer months.

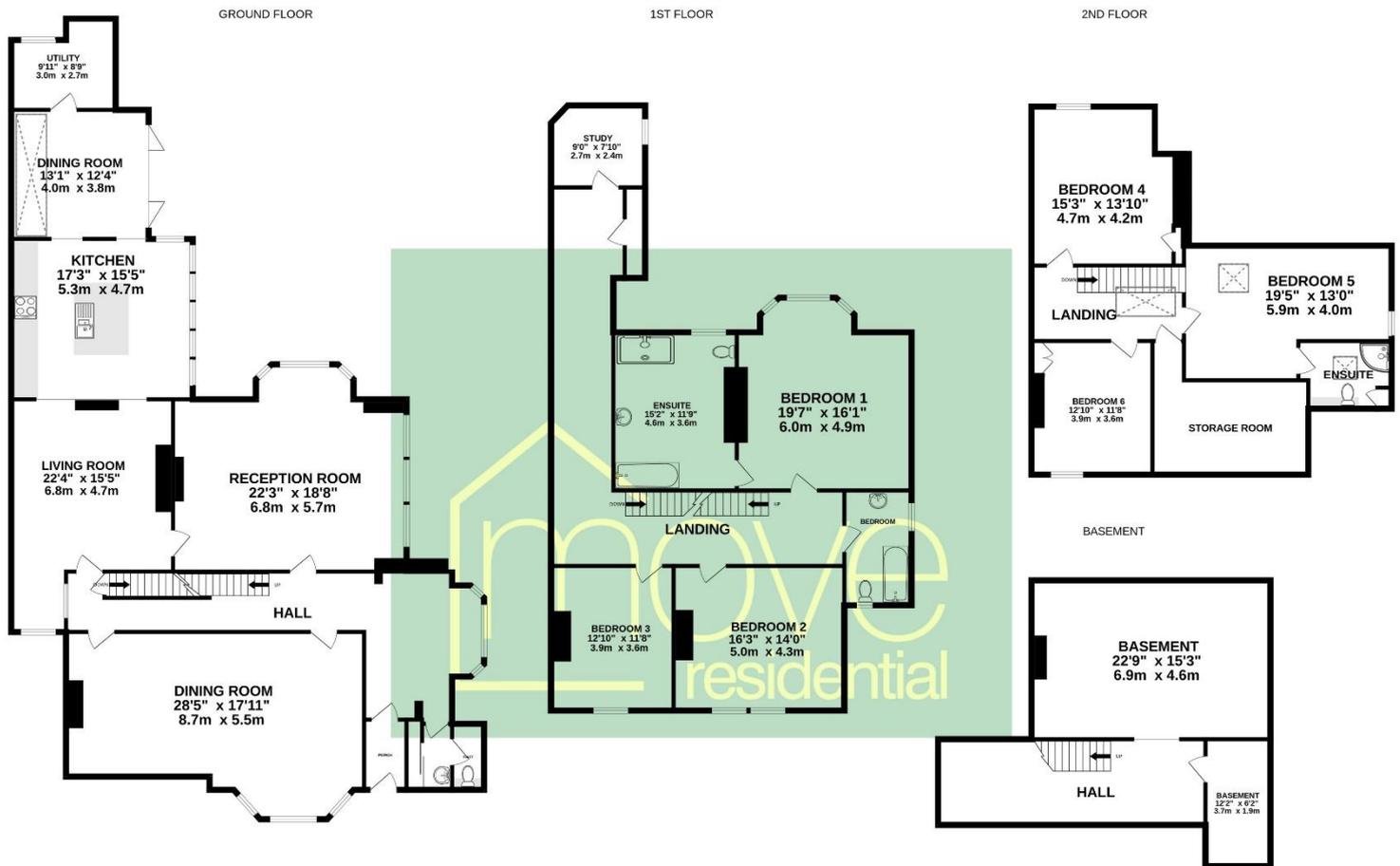
A viewing of the property is highly recommended to appreciate its unique blend of historical charm and modern living, high quality finish and generous living proportions that it has to offer.

Location

This is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. Open green space includes the 94 acre Calderstones Park with a children's playground, ornamental gardens, a lake and a cafe, with Sefton and Greenbank Parks both close by. Allerton Road is a thriving local high street which has retained a traditional butchers, fishmongers and green grocers and, together with Rose Lane, offers some of the best bars and restaurants outside of the City Centre. A large Tesco store is located off Mather Avenue, with several Tesco Express in the immediate vicinity. There is a popular local library on Allerton Road and sports facilities include Palmerston Hard Court Tennis Club, Allerton Golf Course and Sports Direct Fitness. Schools in the area are considered some of Liverpool's best, including Liverpool College, Belvedere & The Bluecoat. Primary schools in the vicinity include Liverpool College Primary, St Anthony of Padua Catholic Primary School and Dovedale Community Primary School. Transport links into and out of the City are excellent, with both Mossley Hill and West Allerton train stations providing regular services and main bus routes running through the area. Queens Drive connects the area to the rest of the City and both John Lennon Airport and the M62 can be reached by car in less than 15 minutes.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

Floor Plan



TOTAL FLOOR AREA : 4781sq.ft. (444.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed, and they do not form part of any contract. All measurements are approximate, and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.