



The Headland
82 Church Road | Hale Village | Liverpool | L24 4BA

FINE & COUNTRY

THE HEADLAND

The Headland is undoubtedly an extremely attractive and very spacious family home, but what sets it apart from many others is the truly enviable location. It sits on the edge of the quintessentially English village of Hale, and as the last house on the prestigious Church Road, enjoys quite spectacular views across verdant farmland all the way to Hale lighthouse and the estuary beyond. It is without doubt a picturesque location, but it also benefits from excellent links into the major hubs of Liverpool and Manchester, so it is a place where one can experience the very best of both worlds.









Enjoying a simply superb setting in the picturesque village of Hale, this striking detached property boasts a secluded location, fantastic views and wonderful grounds.

Entered via electronically operated entrance gates, the house stands in generous gardens which include landscaped gardens, mature trees and shrubs, an ornamental pond and a feature patio area. The grounds offer breathtaking views across the river Mersey and beyond a garage and various outbuildings.

Walking into the property, there is a light and airy entrance hall with feature exposed wooden beams which are found throughout the property. Leading off from here there are two spacious reception rooms- a cosy sitting room with feature inglenook fireplace overlooking the gardens.

Sun lounge access to the gardens.

The magnificent open plan kitchen and dining area are a particular feature and here there are a comprehensive selection of units, granite work surfaces, a fabulous range of integrated appliances and beautiful slate flooring.

Moving up to the first floor, there is a stylish master suite comprising a generously proportioned bedroom and en-suite shower room. There is also a guest bedroom with a feature balcony offering delightful views. There are two additional bedrooms and a principal family bathroom which finishes the accommodation in style.



Seller Insight

“I was actually born in the house next door to The Headland,” says Phil, “so for me the location has great sentimental value and I’d always wanted to move back. The village is highly sought after and famed for being the home of John Middleton, a giant who was commonly known as the Childe of Hale. It has a couple of nice pubs, a few shops, a primary school... everything you’d expect to find in a really traditional English village.”

We purchased it ten years ago, adding an extension to create a lovely big kitchen, the house has quite a traditional look, but with contemporary touches here and there, and as it was built in the 1930s by a timber merchant, oak is a theme that runs throughout, so it has plenty of character.”

“The grounds, which extend to just under two acres, wrap around the house, and feature a huge patio terrace and open lawns punctuated by mature shrubs, trees and various different hedges. Because we are the very last property on Church Road we have stunning views to the front, side and back of the property; the only structure we can see is the gorgeous lighthouse sitting proudly at the tip of the peninsula.”

“Within the house and grounds there’s a wonderful feeling of peaceful seclusion, and the views are totally unique,” says Phil, “but I can hop in the car and be in places like Liverpool, Warrington, Chester or Manchester in no time. For us the location has been ideal.”

“I don’t think that this house has been on the open market for the past forty years, at least,” says Phil. “We put a note through the door asking if the previous owners would consider selling, and luckily the time was right and we purchased it shortly afterwards.”

“The house and grounds are really beautiful,” says Phil, “but I think it’s the location that I’ll miss most when we leave. As a family we’ve enjoyed countryside living and being part of a fabulous village community, but with the added benefit of being very close to two major city centres.”







“I’d say that one of our favourite rooms is probably the kitchen,” says Phil. “It’s a lovely big space that we designed, and the real focal point of the house. It flows straight into the huge dining room, so it’s a superb space to entertain in.”



Entrance Hall/Reception room

Entered through traditional solid wood door; turned oak staircase to first floor; exposed beams. Double glazed UPVC French doors to rear garden, radiator; stripped solid wood flooring.

Sitting room

23' 9" x 18' 1" (7.25m x 5.52m)

Double glazed UPVC windows to front and rear; radiator; large inglenook fireplace with oak beam surround and tiled hearth, stripped solid wood flooring, exposed beams.

Dining Room

20' 2" x 12' 8" (6.15m x 3.85m)

Double glazed UPVC French doors to rear garden, double glazed window to front, radiator; tiled floor; fitted with a selection of wall and base and larder units with complementary granite work surfaces, exposed beams, spotlighting.

Sun Room

12' 10" x 4' 4" (3.90m x 1.32m)

French doors to rear gardens windows to side aspect, tiled floor

Breakfast Kitchen

17' 2" x 13' 11" (5.24m x 4.25m)

Stable door to garden, tiled floor; range of wall and base units with complementary granite work surfaces, duel Belfast sink, granite topped central island unit, radiator; spotlights, five ring 'Aga' range cooker; extractor hood

First Floor Landing

Double glazed UPVC window to front, exposed wooden beams, original arts and crafts balustrades, radiator; access to loft, doors to all rooms, airing cupboard

Master Bedroom

15' 0" x 11' 11" (4.56m x 3.64m)

Double glazed UPVC window to rear; radiator; storage cupboard, carpeted flooring, telephone and television points, door to:

Master En Suite

Three-piece suite comprising walk in shower; vanity unit with wash hand basin and low level W/C, tiled floor; spotlighting, fully tiled walls in complementary ceramics













Bedroom Two

14' 0" x 10' 10" (4.26m x 3.31m)

Double glazed UPVC windows to front and side, carpeted flooring, telephone and television points, radiator

Bedroom Three

10' 11" x 10' 6" (3.34m x 3.21m)

Double glazed UPVC window to side, carpeted flooring, telephone and television points, radiator

Bedroom Four

13' 9" x 9' 2" (4.19m x 2.80m)

Double glazed door to balcony, double glazed UPVC window to side, carpeted flooring, telephone and television points, radiator

Family Bathroom

Double glazed UPVC frosted windows to front and side, four-piece suite comprising rolled top bath, bidet, low level WC and wash hand basin, spotlighting, tiled floor; fully tiled walls







Garage

Electrically operated up and over door; light and power

Utility / Laundry Room

13' 2" x 9' 2" (4.02m x 2.80m)

Plumbing for washing machine, range of wall and base units with rolled edge work surfaces, double glazed UPVC window to front aspect, skylight window to side aspect

Side Garden

Range of mature trees, plants and shrubs, paved feature, remainder mainly laid to lawn

Front Garden

Electrically operated gated access to secluded landscaped gardens, garage, off road parking area, laid to lawn, range of mature trees, plant and shrub borders, ornamental pond.

Rear Garden

Range of mature trees, plants and shrubs, mainly laid to lawn, paved patio area, access to outbuildings, views overlooking the River Mersey



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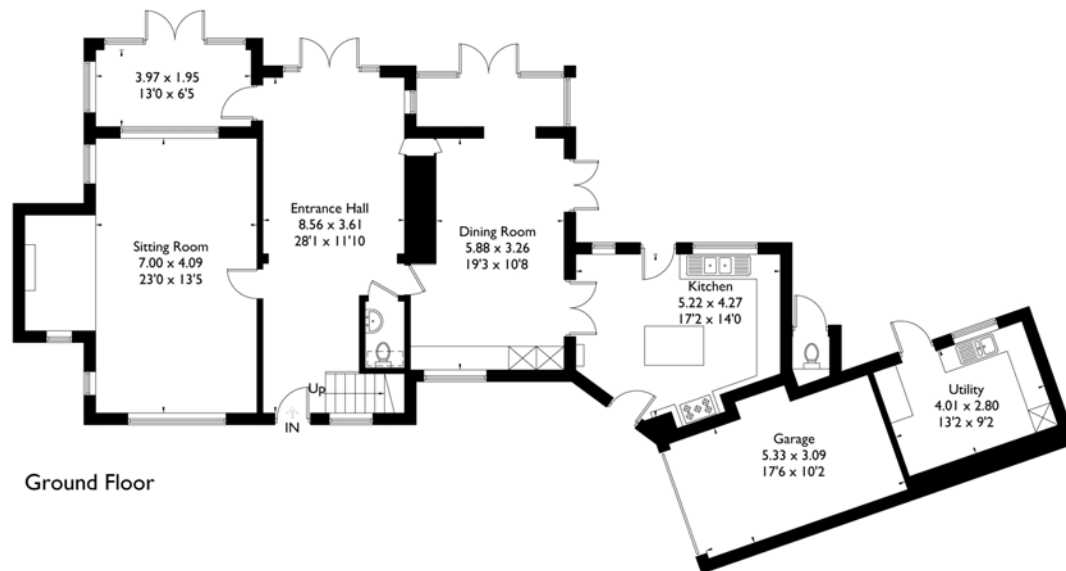
82 Church Road, Hale Village, Liverpool, L24 4BA

Approximate Gross Internal Area = 207.4 sq m / 2232 sq ft
(Excluding Void)

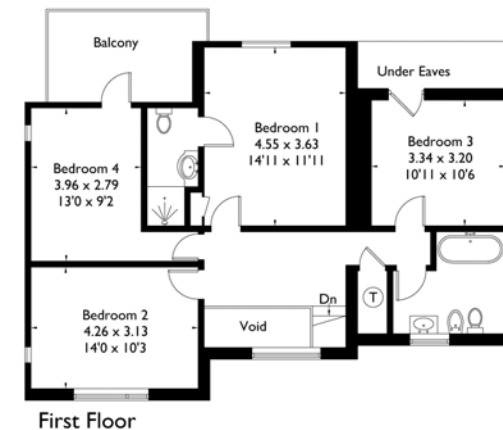
Garage = 16.5 sq m / 178 sq ft

Utility / WC = 12.5 sq m / 134 sq ft

Total = 236.4 sq m / 2544 sq ft



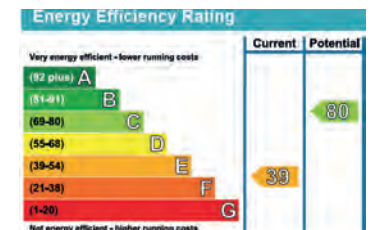
Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 170851

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 10.08.2016

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