



DOG CLOG
29 Stockswell Rd | Widnes | Cheshire | WA8 4PW

FINE & COUNTRY

DOG CLOG

This distinctive detached five-bedroom family home, which has a one-bedroom annexe with an attached indoor swimming pool, is set in 8 acres of grounds.



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DOG CLOG





Just 10 minutes from the city centre of Liverpool but a world away from the hustle and bustle of city life, Dog Clog is a private estate boasting approximately 8 acres of stunning impeccably maintained grounds which include an incredible man-made lake.

This simply outstanding home has been completely rebuilt and redesigned with a state of the art sound system and CCTV security system. The property is situated behind wooden electric gates along a sweeping driveway where the true beauty of this magnificent property is revealed.

The sheer size of this property has to be seen to be believed and the interior is impressively presented with a brilliant selection of original features including the delightfully ornate entrance hall and grand reception hallway with feature staircase, helping to create a suitably grand introduction.

The house has underfloor heating throughout and the ground floor has four spacious reception rooms which include a formal dining room, a study and an exceptional living room which is a vast 41ft in length and has been designed to maximise the light from four large feature windows and two doors to the rear.

The stylish and contemporary kitchen is both practical and aesthetically pleasing with a comprehensive range of high specification integrated appliances, a granite breakfast bar, a selection of work tops and units, ceramic tiled flooring and feature French doors. To finish the ground floor, there is a utility room and WC.

Upstairs there are five double bedrooms, three with en suite facilities, and the master bedroom having a fabulous walk-in wardrobe. In addition, the third bedroom is currently utilised as a fantastic cinema room with the sound system available through all rooms in the house and a wonderful balcony overlooking the grounds.

Outside there is a separate annexe comprising a living room, kitchen, double bedroom and bathroom, as well as a particular feature of the property, an indoor heated swimming pool complex. Additional outbuildings include gymnasium, stables, Avery and kennels as well as an all weather tennis court.

MAIN HOUSE

Entrance Hall

5.09m (16'8") x 4.21m (13'10")

Grand entrance hall with original solid oak over sized door, double height ceiling with original dome with brass chandelier. Solid wood staircase and balustrades, fully tiled flooring, arched Georgian windows to front, recessed spot lighting.

Living room

12.16m (39'11") x 7.85m (25'9")

Running from front to back of the property with Georgian bay window to the front, a further two windows to the side and two sets of French doors on to the rear garden, solid cherry wood flooring, marble inglenook fireplace, two ceiling roses, cove ceiling, integrated sound system, television and telephone points.

Study

5.86m (19'3") x 2.59m (8'6")

Rear facing study with solid wood flooring, recessed spot lighting, cove ceiling, French door to garden, television, telephone and Internet points.

Kitchen

7.42m (24'4") x 5.47m (17'11")

Entered via half glazed wood doors, with a selection of brushed steel and contemporary draw and cupboards, granite work tops with under slung sink with retractable taps, integrated oven, grill, microwave, wine cooler, split hob with six electric and two gas rings, central island with granite work top, under slung sink with retractable taps, storage under and breakfast bar area. Large family seating area, with feature pull down lighting, recessed spots, stone tiled flooring, integrated sound system, main CCTV system, double glazed windows to two sides and French doors to gardens.

Utility room

2.89m (9'6") x 2.37m (7'9")

With a selection of floor and wall units, plumbing for washing machine and dryer, stone tile flooring and window to side.

Cloakroom

Comprising two piece suite of low level WC, Georgian style hand basin with feature pedestal, marble tiled flooring and windows to two sides.

Dining room

5.02m (16'6") x 3.71m (12'2")

Front facing dining room with Georgian style bay window, solid cherry wood flooring, cove ceiling, recessed spot lighting.





Music Room

5.73m (18'10") x 2.9m (9'6")

With window to the front and side, laminate flooring, recessed spot lighting, meter cupboards, integrated sound system and television and telephone points.

FIRST FLOOR

Landing

Galleried landing with wooden balustrades, raised seating area, doors to main rooms and door to balcony.

Master Bedroom

7.41m (24'4") x 5.45m (17'11")

Rear facing oversized bedroom with windows to three sides, French door to balcony, integrated sound system, cove ceiling, recessed spot lighting, and doors onto:

Master Dressing Room

2.85m (9'4") x 2.78m (9'1")

With a selection of wardrobes and chest of draws and shelves, recessed spot lighting and window to the rear.

Master en suite

En suite bathroom comprising four piece suite of sunken double ended jacuzzi bath, walk-in jet power shower, pedestal hand basin, low level WC, half tiled walls and fully tiled floor and integrated sound system.

Bedroom Two

7.62m (25'0") Irregular Shape x 6.97m (22'10") Irregular Shape

Front facing bedroom with Georgian style bay window, fitted wardrobes, window seat, recessed spot lighting, integrated sound system, cove ceiling and door leading onto:

Bedroom Two en suite

En suite shower room with walk-in power shower, hand basin with vanity unit, low level WC and fully tiled floors and walls.

Bedroom Three

5.64m (18'6") x 5.07m (16'8")

Rear facing bedroom currently being used as a cinema room, with window to side two sets of French doors onto balcony, fitted wardrobes and shelving units, recessed spot lighting, cove ceiling, integrated sound system, television and telephone points.

Bedroom Four

4.75m (15'7") x 4m (13'1")

Front facing bedroom with windows to side and rear, fitted wardrobes, recessed spot lighting integrated sound system, cove ceiling and door leading onto:

Bedroom Four En suite

En suite shower room with walk-in power shower, hand basin with vanity unit, low level WC, fully tiled walls and floor.

vendor



Vendor Interview. “When we bought the site in 2001 it had a run down dormer bungalow on it,” recalls Sandra. “It has traditional features such as deep architraves, deep skirting boards and an ornate open fireplace, yet also has contemporary comforts such as underfloor heating and surround sound in every room, one first floor room is used as a home cinema,” explains Steve.



insight



***“We were attracted by the size and location of the grounds with its many mature trees.** We could see its potential. We moved from a brand new self-build and lived in the bungalow for a year, during which time we obtained planning permission to convert a brick-built shed on the site into a one bedroom bungalow, which my parents moved into. We then moved into a caravan and pulled down most of the old dormer bungalow, except for the front doorway and the staircase. It took about a year to rebuild it into a five bedroom house.”*







“The brook that runs through, the Dog Clog, was a pre-existing feature,” continues Sandra. “Its deep channel had originally been lined with stone work that had fallen into disrepair but we gradually reinstated it.”



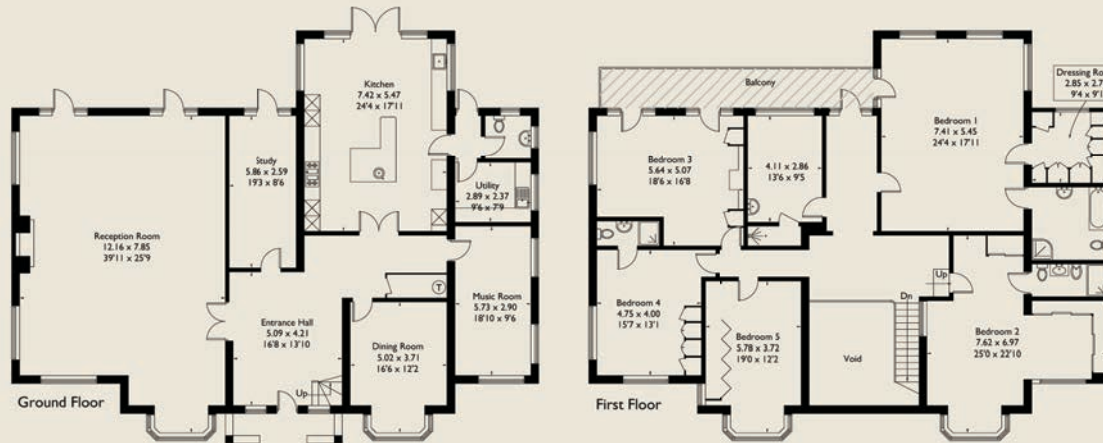
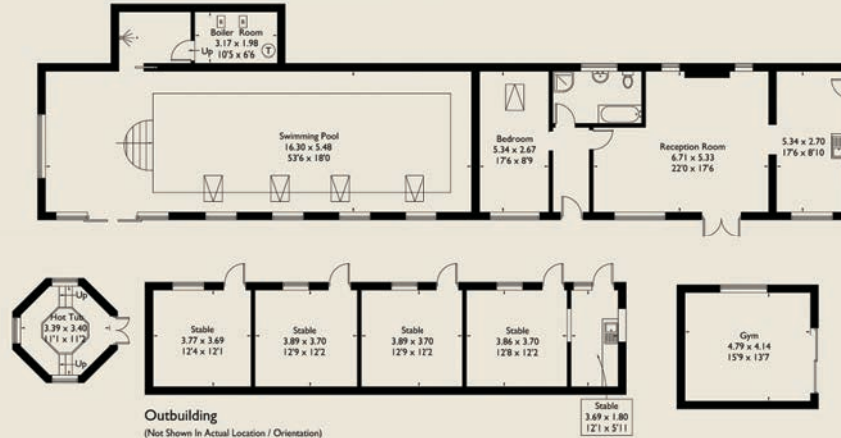


***“It’s also a great location,”** adds Steve. “It’s rural, yet all amenities are within a 10 minute drive. Widnes has a large new shopping park, and a new ice rink with a cinema, bowling alley and restaurant. There’s a good range of state and private schools, including the independent Tower College at Rainhill. The M62 and the M57 are just 5 minutes away, the John Lennon Airport is only 25 minutes, and Hough Green Station is handy for trains into Liverpool or Chester.”*



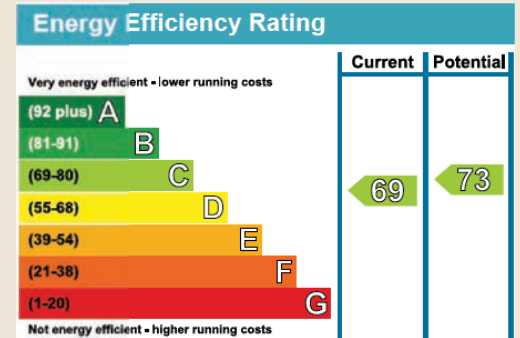
Dog Clog Manor, 29 Stockswell Road, Widnes, WA8 4PW

Approximate Gross Internal Area = 439.1 sq m / 4726 sq ft
 Outbuildings = 356.2 sq m / 3834 sq ft
 Total = 795.3 sq m / 8560 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: I45860

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. Printed 04.08.2015

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Bedroom Five

5.78m (19'0") x 3.72m (12'2")

Front facing bedroom with Georgian style bay window fitted wardrobes, recessed spot lighting, cove ceiling, integrated sound system.

Family Bathroom

4.11m (13'6") x 2.86m (9'5")

Dramatic Georgian style bathroom with free standing roll top bath with claw feet and telephone style taps and shower attachment, hand basin with ornate pedestal, square WC with polished chrome cistern and pipe work, walk-in shower cubicle, fully tiled floor and floor to ceiling window overlooking garden.

Balcony

Wrought iron balcony connecting bedroom three, landing and master bedroom with iron balustrade and tiled floor.

Annexe

Separated into pool complex and living quarters. And having clock tower with weather vane.

Swimming Pool

16.3m (53'6") x 5.48m (18'0")

Entered via UPVC sliding doors and having large pool with steps to one end, pool cover, windows to the front, four windows overlooking gardens, four electrically operated velux windows, tiled flooring and door leading onto:

Shower Room

Walk-in shower room with sliding glass door, fully tiled walls and stone tiled flooring, electric shower unit and door leading onto:

Plant Room

3.17m (10'5") x 1.98m (6'6")

Housing boiler and heating controls for the swimming pool and the living quarters.



LIVING QUARTERS

Entrance Hall

3.2m (10'6") x 1.41m (4'8")

Wood style laminate flooring, wooden framed double glazed door to front, radiator

Living Room

6.71m (22'0") x 5.33m (17'6")

With windows to the front and rear, French doors onto gardens, Inset gas fire and stone fireplace, laminate flooring two double radiators and door leading onto:

Kitchen

5.34m (17'6") x 2.7m (8'10")

Fitted kitchen with a selection of free standing units, sink and drainer, integrated oven, window to front and door to patio area.

Bedroom

5.34m (17'6") x 2.67m (8'9")

With window to front, velux window, laminate flooring and double radiator.

Bathroom

Comprising four piece bathroom suite with walk-in shower cubicle, full sized bath, pedestal hand basin, low level WC, tiled floors, radiator and window to the rear.





Oustide

The annexe is surrounded by stone paving with patio area to rear.

Gym

4.79m (15'9") x 4.14m (13'7")

Situated at the end of the gardens is this free standing timber construction building currently being used as a gym. With laminate flooring, double glazed sliding patio doors to front, window to side and having its own electric and water supply.

Gazebo

3.39m (11'1") x 3.4m (11'2")

Situated just off the main house is the timber octagonal gazebo housing a hot tub accessed via raised timber steps.

Paddock

Measuring approximately 4 acres and enclosed by hedgerow and timber fencing.

Stables

17.15m (56'3") x 3.7m (12'2")

Brick and timber in construction and separated into four stables each measuring approximately 3.89m x 3.70 meters. Each has its own water supply and lighting, traditional stable doors and windows the block has a separate tack room with plumbing and lighting.

Main Gardens

The main gardens are separated off into four main areas, entered via an in-out driveway with electric gates, there is a formal driveway with shale covering and leading onto a cobblestone path taking you off through a wooded area to the side of the property, this path takes in four lit bridges crossing over the Dog Clog brook, and opening out to an ornamental lake with island, crossing back towards the house the path leads to a walled garden of which there is a full sized tennis court behind with its own viewing area, at the rear of the tennis court is a large garden maintenance area with out building and sheds (additional access via gates onto Water Lane) The path then turns back towards the rear of the gardens where there is a six cage Avery. To the side of is the entrance to the paddock and stables. Continuing along the path opens out onto a formal lawn with central pagoda and wonderful Greek statue, the path then takes in the entrance to the gym passing a set of dog kennels and opening out onto the formal gardens with timber summer house, large lawn and established trees, shrubs and taking in the wonderful rear view on the main house.



Viewing arrangements strictly via the vendors' sole agents

Fine & Country on (01704) 468040.





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“The house is great for entertaining as the enormous living room and the large kitchen open to the adjoining formal garden area, which is also overlooked by the bungalow.”

