



Dungeon Ghyll  
6 Windermere Road | Hightown | Liverpool | L38 3RL

FINE & COUNTRY



# Seller Insight

“ Located within the popular semi rural village of Hightown, within five minutes walking distance to the beach, Dungeon Ghyll is a real gem of a property. This beautifully presented family home perfectly adapts to the growing family, with planning permission to extend both at the front and the rear of the property. Since the current owners moved in to the property, improvements have been significant. “We have transformed the house from the 1960s into a modern house with extensive living space, still with potential” they say. Featuring four bedrooms, two with en suite, four bath/shower rooms, a modern fitted kitchen, utility room, study area and its very own bar, the house is spacious and comfortably contemporary. The house is bright and airy throughout, and elegantly decorated with more than a touch of style. Additional Benefits include a Surround Sound System inside and out, and a dedicated outdoor lighting power supply. This is a property which has something to offer for everybody. A particular advantage is the secluded surroundings in an idyllic cul-de-sac lane, with red squirrels in the garden and leafy tree lined avenue. “Privacy is the key” says the current owner “as well as the nurturing of the wildlife like the protected red squirrels.” A large landscaped garden to front and rear provides space for everybody to enjoy their free time, be it children running around or grown-ups enjoying a glass of wine or dining al fresco. “The extensive patio areas are ideal for entertaining, barbecues or just relaxing outside enjoying sunny days” says the current owner. “Both gardens enable outdoor living with an abundant herb garden and a vegetable patch including the prize winning fruit stock.”

“The location provides a local drama school, martial arts, ballet classes and sports, with excellent education in primary and independent schools in Crosby. Village life is a mere five minute walk away including the train station and buses.” Hightown is situated just 8 miles north of Liverpool city centre. The village is served by Hightown railway station, from which services run to Southport and to Hunts Cross via Liverpool city centre. Every room has character and we have been keen to retain some of the original features. However, the extended lounge with featured bar is a fantastic entertaining room and perhaps our favourite.”

“This is a great entertaining house and we have made many fond memories here. We were initially attracted to the quiet, tranquil, and rustic location with all the privacy we wanted to bring our children up, and it has more than lived up to our expectations. We will miss the quiet, secure, private and friendly location with an abundance of wildlife. It is a wonderful location for the outdoor life, with the beach just a five minute walk away.”\*

\*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.









# Step inside

## Dungeon Ghyll

A rare opportunity to acquire a stunning, individually designed detached family residence. This immaculately presented property offers exceptional lateral family accommodation.

Porch- with double glazed UPVC windows and tiled floor.

Entrance Hall – with solid oak flooring and underfloor heating.

Cloakroom – with Villeroy and Boch shell design white bathroom suite comprising of low level w.c, bidet and pedestal wash hand basin. Frosted UPVC double glazed window to left. Solid oak flooring and part tiled walls.

Open Plan Lounge – 20'0" x 15'10" (6.10 x 4.83) Double oak doors leading to large open plan lounge with German oak staircase to first floor. Bose integrated sound system. Seven square mirrored down lights to ceiling. Solid oak flooring. UPVC double glazed sliding doors to rear garden. Double glazed feature arched window to side. Brick and slate bar with double glazed picture window looking onto garden. Floor level warm air heating vents to floor.

Dining Area – 13'1" x 9'11" (4.00 x 3.02) with double glazed UPVC French doors leading to front garden. Integrated Bose speakers. Solid oak flooring and floor level warm air heating vents.

Fitted Dining Kitchen – 21'10" x 18'3" (6.66 x 5.57) with extensive range of wall units, granite worktops including breakfast bar, inset stainless steel drainer with mixer tap, integrated NEFF dishwasher, double oven, timber clad floor; two radiators. Georgian style French doors to rear garden and inset stained glass feature brick windows.

Utility – with tiled floor; plumbing for washing machine. Outlet for tumble dryer and frosted double glazed window.

Shower Room – walk-in shower compartment with electric shower; vanity basin with base storage. Part timber clad and part tiled walls. Radiator; tiled floor and low level w.c. Extractor fan and coloured glass brick window.

Snug – 17'5" x 12'4" (5.30 x 3.75) with two double radiators, large double glazed UPVC to front and timber clad ceiling. Brick and slate fire surround and French double glazed doors leading to rear garden.

Inner Hall – with solid oak flooring and ceiling mounted smoke alarm.

Ground Floor Master Bedroom – 27'4" x 12'9" (8.33 x 3.89) with large double glazed UPVC doors to rear garden. Two large double glazed UPVC windows to right. Range of fitted wardrobes, fitted dressing table. Double and single radiators. Recessed lighting with dimmer switch. Fully carpeted.

En-Suite Shower Room – with double sink fitted vanity basin and base storage. Low level w.c, walk-in shower cubicle with Triton electric shower fitting. Heated towel rail, radiator; tiled walls, shaver unit. Wall mounted mirror with inset lighting and brass fittings.

Bedroom 2 – 16'0" x 9'0" (4.87 x 2.74) with double glazed full length picture window to rear garden. Range or fitted wardrobes \* fitted dressing table. Dimmer switch. Warm air heating.

Bedroom 3 – 11'6" x 8'1" (3.50 x 2.69) with double glazed UPVC window to front garden. Warm air heating. Dimmer switch.











# Step outside

## Dungeon Ghyll

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Luxury Family Bathroom – with mirrored vanity unit with single sink and base storage. Low level w.c, walk-in shower cubicle with Triton electric shower fitting. Sunken bath with mixer tap and hand shower. Heated towel rail, radiator; tiled walls. Shaver unit. Wall mirror with inset lighting.

Landing/Study – 12'6" x 10'3" (3.81 x 3.12) solid oak balustrade leading to office facility. Large double glazed UPVC window to front. Recess lighting and double radiator.

Storage Room / Fifth Bedroom – 14'3" x 10' (4.35 x 3.05) with spacious storage facilities with potential for fifth bedroom. Fully carpeted, radiator and power points. Access to loft space.

First Floor Master Bedroom – 20'1" x 13'5" (6.12 x 4.10) with range of fitted wardrobes. Full width double glazed UPVC windows and two double glazed doors to Juliette balcony overlooking rear garden. Two Velux skylights. Two radiators.

Master En-Suite Bathroom – Jacuzzi bath with hand shower attachment. Bidet, pedestal wash basin, low level w.c and double shower with tiled walls. Heated towel rail. Recess lighting, extractor fan and shave point. Double glazed window to front and tiled flooring.

Rear Garden – with private split level, tree lined lawned garden. Brick built BBQ, raised patio area with ceramic tiles. Gazebo with fruit trees, flower beds and vegetable patch. Yorkshire stone patio and electric points. Integrated Bose speakers.

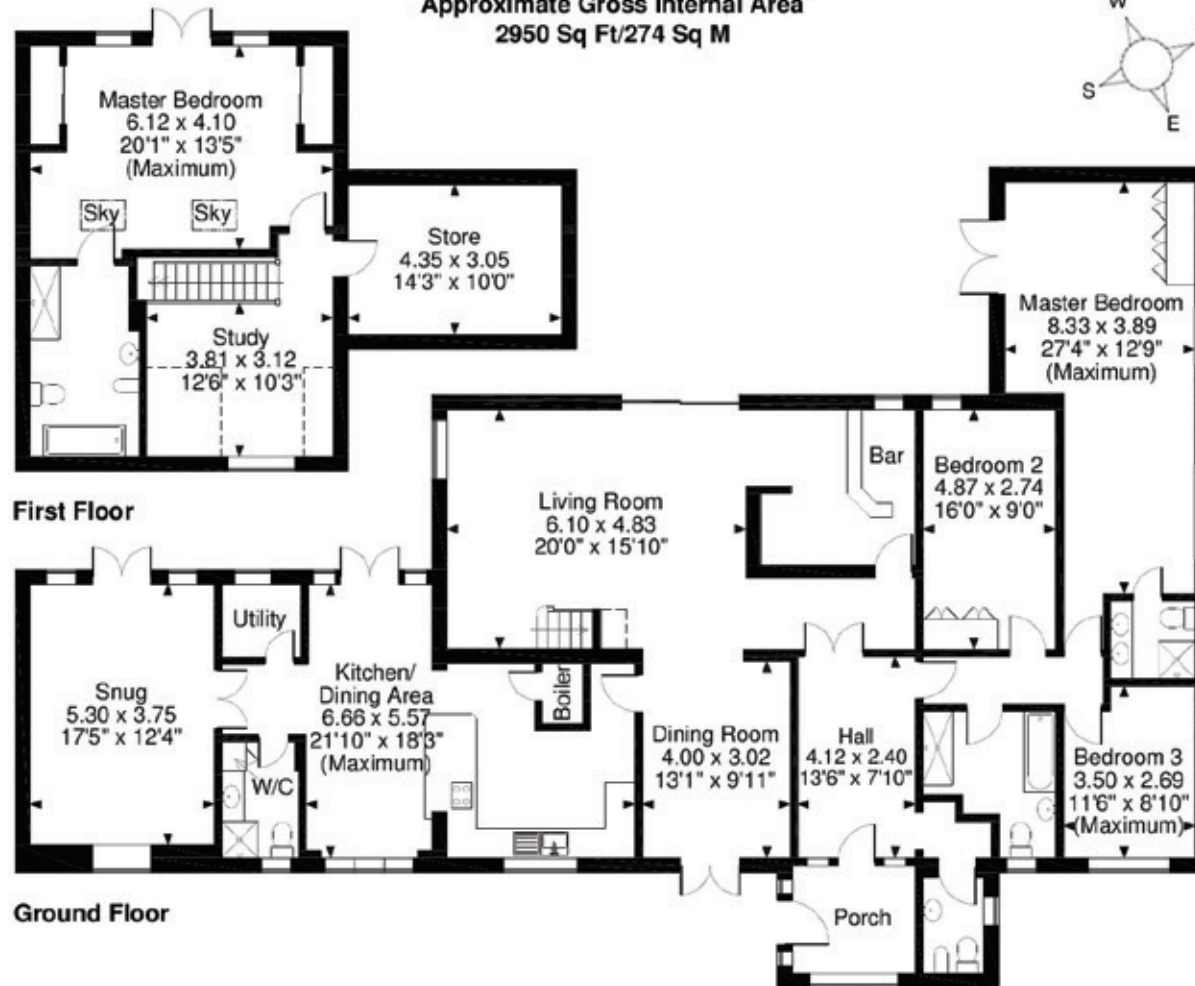
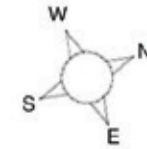
Front Garden – tree lined lawned garden with mature shrubs. Walled off road parking with space for several cars.

Planning permission – to add a sixteen-foot garage to the front of the property; adjoining the family snug. Permission also includes plans for a chimney breast and fire to be added to the existing snug.





Windermere Road, Hightown, Liverpool  
Approximate Gross Internal Area  
2950 Sq Ft/274 Sq M



First Floor

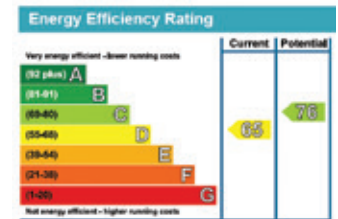
Ground Floor

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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Agents Notes: All measurements are approximate and quoted in imperial with metric 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. Copyright © 2016 Fine & Country Liverpool Ltd. Printed 13.10.2016

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