



*Hob Hey Lane*  
Culcheth



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

Situated on this highly sought-after road in Culcheth, this exquisite four-bedroom detached property stands as a testament to timeless elegance and period charm. Dating back to the early 1900s, this home exudes character and sophistication, boasting an array of original features that pay homage to its historic roots. Throughout the property, period features such as high ceilings, ornate cornices, and original woodwork serve as a reminder of its distinguished heritage.

As you approach the property, a sense of grandeur greets you, with its distinctive exterior. Stepping inside, you are immediately greeted by a sense of warmth and history, as the original stained-glass windows bathe the foyer in a kaleidoscope of colours, welcoming you into a world of refined living.

The ground floor of this magnificent residence is designed for both entertaining and everyday living, featuring three spacious reception rooms. A sunlit conservatory, which adjoins the sitting room, offers a tranquil retreat, perfect for enjoying moments of relaxation while overlooking the picturesque rear garden.



The ground floor is served by a guest WC, which provides convenience and functionality for residents and guests alike, being equipped with a contemporary handbasin, set upon a plinth and low-level flush WC.

Ascending the staircase to the first floor, you are greeted by a sense of serenity and tranquillity. Here, four well-appointed bedrooms offer sanctuary from the hustle and bustle of daily life, each exuding its own unique charm and character. The master bedroom boasts a generously proportioned en-suite bathroom, providing a retreat for relaxation and rejuvenation. The family shower room completes the first-floor accommodation.

Externally, the property is fronted by a garden with hedge privacy border and driveway, with gated access to the side of the property. To the rear lies an enclosed lawned garden, planted with mature shrubs and bushes.

Interest levels are expected to be high, so early viewings are strongly advised to avoid disappointment.

## *Entrance Hallway Storage & Guest WC*

This stunning period property is entered via a storm porch at the front, through a feature-stained glass panel door. The traditional wooden staircase provides access to the first floor, with a cupboard providing storage beneath. Other period features showcased in the hall include ceiling coving and a ceiling rose. A small storage room, fitted with a sink is accessed from the hallway, as is the guest WC, which comprises of a contemporary circular hand-basin set upon a plinth and a low-level flush WC.







## *Reception Rooms*

The property benefits from three reception rooms. The main lounge is a well-proportioned room, with picture-rail shelf, ceiling rose, stained glass windows and a wooden fireplace surround focal point. Double doors lead from the lounge into the sitting room at the rear, which opens into the wooden structure conservatory. This room is a bright and tranquil room, overlooking the picturesque rear garden. The third reception room is currently used as a formal dining room and also showcases features period style features, overlooking the front garden. This room provides a second access point into the kitchen.

## *Kitchen*

The kitchen is located at the rear of the property, overlooking the garden and is fitted with a range of cream 'shaker' style wall and base units, incorporating an electric oven and hob. A porch leads off the kitchen, which is ideal for children entering the property from the garden with muddy shoes!



## Bedrooms & Bathrooms

The bright landing area provides access into the four bedrooms, three of which are double bedrooms, with bedroom one being served by a generous en suite bathroom. The en suite features a focal-point central bath, low-level flush WC and a vanity hand basin. The other bedrooms are served by a shower room, fitted with a shower cubicle, pedestal hand-basin, low-level flush WC and built-in storage cupboard.

## External Areas

This beautiful family home is fronted by a lawned garden, with hedge privacy border and a tarmac driveway, which is gated at the property line and extends down the side of the property. Whilst there is no garage at present, there is space to erect one, subject to planning approval. To the rear lies an enclosed lawned garden with mature shrub and hedge planted borders along with two brick-built outbuildings providing external storage.



## Additional Information

Tenure:- Freehold

Council Tax:- Band F (approx £2844 per annum)

Mobile Coverage:

EE  
Vodafone  
Three  
O2

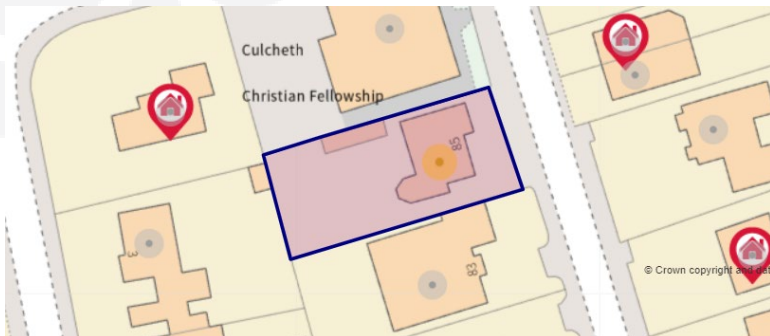
Broadband:-

Basic: 17 Mbps  
Superfast: 80 Mbps  
Ultrafast: 1000 Mbps

Satellite / Fibre TV Availability:-

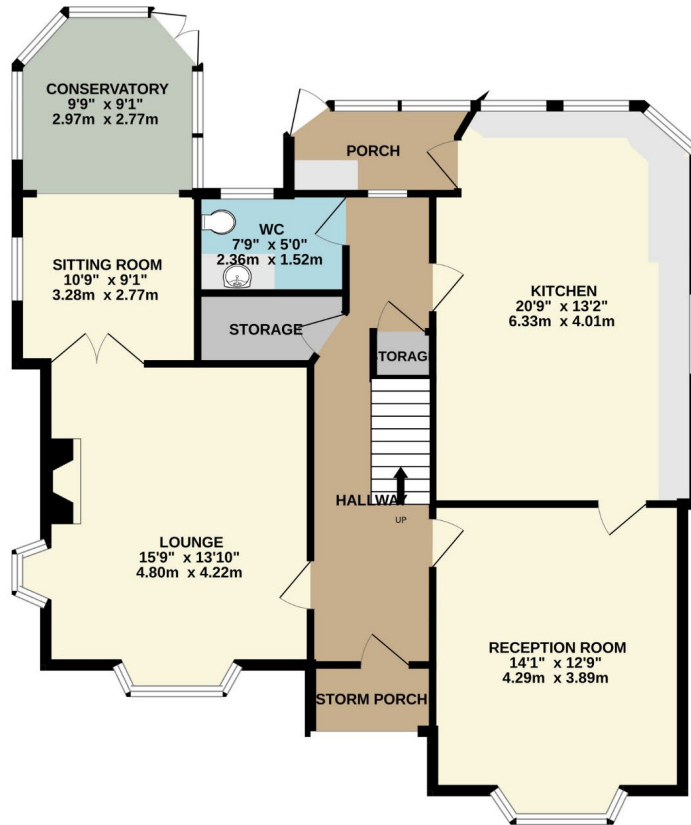
BT  
Sky

EPC Rating - To be confirmed





GROUND FLOOR  
1135 sq.ft. (105.5 sq.m.) approx.



1ST FLOOR  
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 2082 sq.ft. (193.4 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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