



Total area: approx. 73.8 sq. metres (794.6 sq. feet)

## Lightfoot Lane, Heswall, Merseyside CH60 2TP

Offers In Excess Of £300,000

 2 Bedroom
  2 Reception
  1 Bathroom
 

**\*\*Own a piece of Heswall history - Sandstone Cottage - Built in circa 1619 - Sympathetically Extended - Must View!\*\***

Once in a while a unique property comes to the market which commands your attention. Leaburn is certainly one of those properties. Built originally on the site of an old Viking Longhouse and part of the 'original Gayton' - this property would have originally been constructed of medieval timber frame before being later rebuilt in stone.

Originally part of the Glegg family estate, this is one of the oldest properties in the area and this is evident from the character on display - from the thick stone walls to the slate window ledges and the beamed ceilings! There is even a piece of Saxon stone that forms a part of the kitchen wall!

The owner has restored and maintained the property beautifully and even EXTENDED the property sympathetically with reclaimed sandstone.

In brief the accommodation affords: entrance porch, lounge, snug/dining room, kitchen. There are two upstairs bedrooms and a bathroom. One bedroom is currently used as a 'Cattery' and access comes off the dining room via staircase.

Leaburn boasts modern essentials such as double glazed windows and gas central heating but retains all of its period character features. With a private front and side garden with space for a patio

## Front Entrance

Into:

## Porch

Tiled floor with underfloor heating, Cottage style wooden door with leaded window into:

## Dining Room

12'2x9'11 (3.71mx3.02m)

Double glazed window to front aspect with slate window ledge, stone walls, open fireplace in stone, beamed ceiling, power points

## Lounge

15'5x9'6 (4.70mx2.90m)

Double glazed patio doors to front aspect, two quaint 'cubby' style double glazed windows to side and rear elevation, radiator, power points, detachable staircase to first floor

## Kitchen

12'00x8'02 (3.66mx2.49m)

Solid oak fitted kitchen with wall and base units and oak worktops, integrated fridge, inset sink, tiled floor, cottage style wooden door to rear, stone walls including a 'Saxon stone', double glazed windows to front and rear, staircase to first floor and under-stairs storage

## Bedroom 1

12'8x10'1 (3.86mx3.07m)

Double glazed window to front elevation, radiator, power points, stone walls, exposed floorboards

## Bedroom 2

15'8x9'6 (4.78mx2.90m)

Velux windows x 3, exposed floorboards, power points, radiator

\*Currently used as a cattery - but this would be removed prior to completion of a sale\*\*

## Bathroom

Consisting of panel bath with mains fed shower above, low level W.C, wash hand basin, double glazed to front aspect

## EXTERNALLY

Front Aspect - Small footpath leading to front garden and entrance of the property

Side Aspect - Garden area

Rear Aspect - Small rear yard ideal for storage

## Parking Arrangement

There is no designated parking with the property but there is space to park further down the Lane

