

Carnatic Road, Mossley Hill, L18



For Sale - £635,000 Offers Over

Key Features

- 3 Bedroom 3 Bathroom Detached House
- EPC Rating: C
- Detached Coach House, Built in 1850s as Part of the Linwood House Estate
- Many Original and Unique Features
- Secure Resident Only Entry Via Electric Gates - 2 Allocated Parking Spaces, Additional Visitor Parking Available
- Underfloor Heating Throughout
- Integrated Sonos System with Ceiling Speakers
- Brand New Alarm, Security Cameras and Kitchen Appliances
- Oak Floors (downstairs)
- Integrated Network Cabling in Every Room
- High Ceilings
- Fully Renovated Throughout

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 1,372 square feet / 127 square metres
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Service Charge: £300 per annum
- Ground Rent: £250 per annum
- Parking: Driveway, Allocated
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob, Fridge/Freezer

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 11/02/2011 (approx)
- Original Lease Term: 250 year(s)
- Lease Expiry Date: 10/02/2261 (approx)
- Lease Term Remaining: 236 year(s) (approx)
- Service Charge: £300 per annum
- Ground Rent: £250 per annum

Description

Atlas Estate Agents are delighted to present this exquisite detached house, steeped in history and brimming with contemporary luxury, located on the prestigious Carnatic Road in Mossley Hill, L18. Originally part of the grand Linwood House estate, this former Coach House, dating back to the 1850s, has been thoughtfully renovated to blend period charm with cutting-edge modern comforts.

Set within secure, resident-only electric gates, the property benefits from two allocated parking spaces, with additional visitor parking available. The

moment you step through the doors, the quality is undeniable. The ground floor boasts stunning oak floors, underfloor heating throughout, and high ceilings that accentuate the light and space. The generously-sized reception room is perfect for both relaxing and entertaining, while the kitchen comes fully equipped with brand new appliances, ideal for any culinary enthusiast.

This elegant home offers three bedrooms, each served by its own stylishly designed bathroom, ensuring comfort and privacy. Arranged over two floors, the property is meticulously finished, featuring integrated network cabling in every room, as well as an integrated Sonos sound system with ceiling speakers.

With no onward chain, this is a rare opportunity to own a piece of history, completely modernised for 21st-century living. Fully secure, the home also features a brand new alarm system and security cameras, offering peace of mind to complement its opulent setting. A true gem in Mossley Hill.

Additional Images



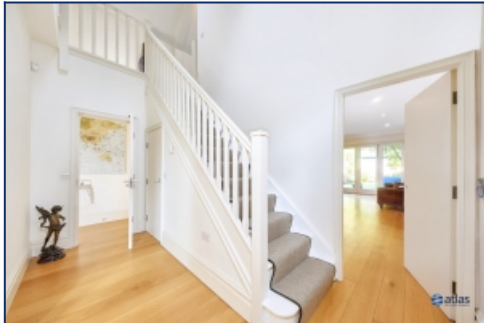
Master Bedroom En-suite



Dining / Living Room



Front Elevation



Entrance Hallway



Kitchen



Kitchen



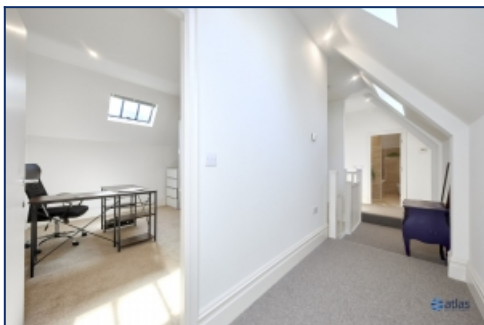
Convenient Downstairs W.c



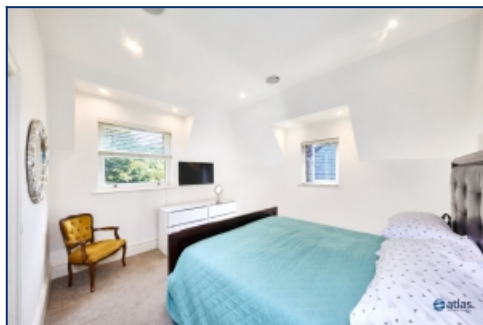
Living / Dining Room



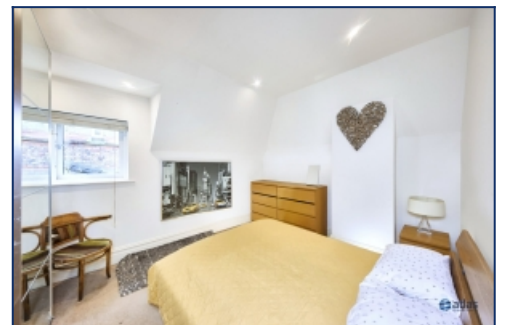
Landing



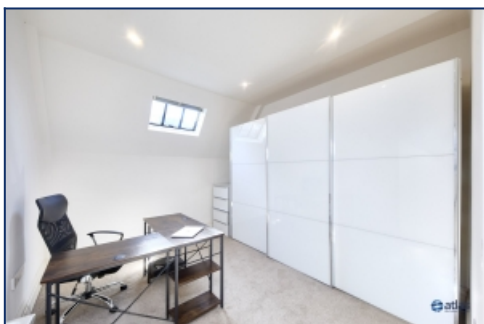
Landing



Master Bedroom



Bedroom 2



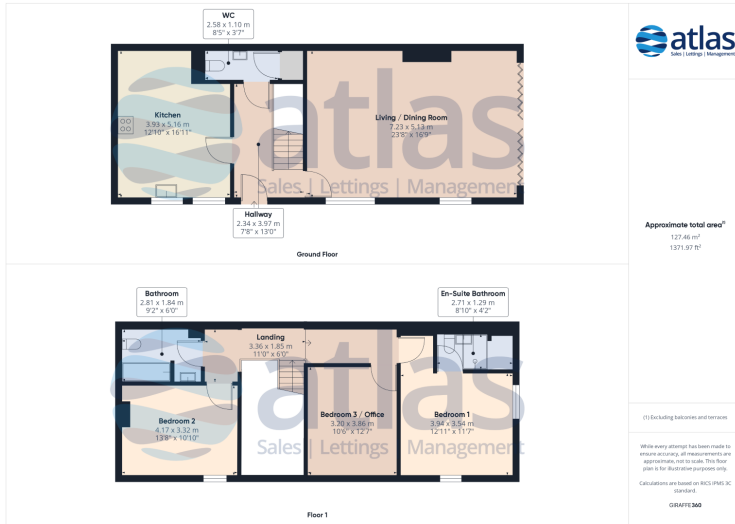


Garden



Garden

Floor Plans



Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.