



8 Windermere Road, Liverpool, L38 3RL

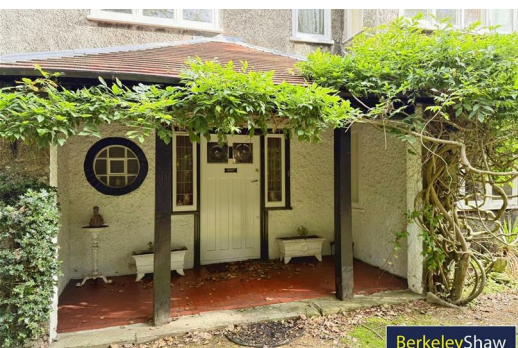
£595,000

****Carrick Brack**** is a truly unique and picture-postcard detached four-bedroom residence, perfectly positioned on arguably the most sought-after road in 'Old' Hightown, Windermere Road. Set on an expansive corner plot, the property is enveloped by beautifully mature gardens, established trees, and generous outdoor space, providing both privacy and charm in equal measure.

A rare opportunity, Carrick Brack offers exceptional potential to create your dream forever home. With ample scope to extend and renovate (subject to permissions), the property is ideal for those wishing to enhance or reimagine a characterful home in one of Hightown's finest locations. Externally, the home benefits from a detached pitched-roof garage, a delightful summerhouse, and two existing driveways presenting the exciting possibility of forming a carriage driveway.

Stepping beneath the open canopy porch, the home's character is immediately apparent. The impressive Edwardian solid wood front door opens into a welcoming hallway adorned with original parquet flooring, exposed beams, and a striking grand staircase. Throughout the property, a wealth of period features including high ceilings, quarry tiles, and elegant fireplaces enhance its timeless appeal.

The spacious ground floor offers excellent versatility, boasting three well-proportioned reception rooms. A bright, open lounge flows seamlessly into a comfortable family room, while the dining kitchen provides a warm and sociable hub for everyday living. A formal dining room and separate study offer further flexibility, and a convenient downstairs WC completes this thoughtfully arranged layout.



Hall

Lounge

19'3" x 13'10" (5.87 x 4.22)

Family Room

13'10" x 12'2" (4.22 x 3.71)

Kitchen

14'0" x 13'2" (4.28 x 4.03)

Dining Room

14'3" x 13'11" (4.35 x 4.25)

Study

15'11" x 6'4" (4.86 x 1.94)

Downstairs Cloakroom

Utility

Landing

Bedroom 1

19'3" x 13'10" (5.87 x 4.22)

Ensuite

Bedroom 2

15'3" x 12'2" (4.65 x 3.71)

Bedroom 3

14'3" x 10'7" (4.35 x 3.25)

Bedroom 4

8'7" x 8'1" (2.64 x 2.47)

Family Bathroom

Separate WC

Double Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, rooms and areas given here are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan for the floorplans is for information only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee can be given as to their operation or efficiency for the given.



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

