



- **Grade II listed sandstone farm house.**

Description A rare opportunity to acquire a freehold character Grade II listed sandstone farm house sat on a rectangular shaped plot of approximately 0.66 acres. The property comprises a six bedroomed two storey former farm building fronting onto Quarry Street and constructed around a central courtyard. There is potential to upgrade and convert the barn areas to form additional habitable living accommodation, either as part of an enlarged single dwelling or as one or more new dwellings, subject to any relevant consents. In addition there is also potential for the construction of a new additional dwelling in the western part of the site, using the existing access driveway from Quarry Street which would be shared with the existing buildings.

Situated On the Westerly side of Quarry Street just Off Beaconsfield Road in a prime suburban residential area of South Liverpool within walking distance to Woolton Village, Calderstones Park, schooling and approximately 5 miles south of Liverpool city centre.

Basement Cellar Not inspected

Ground Floor Hallway with washroom/WC, two Reception Rooms, extension living room, office/study, Billiard Room/Games Room, Cloak Room, Kitchen with Pantry, Utility/Dining Room

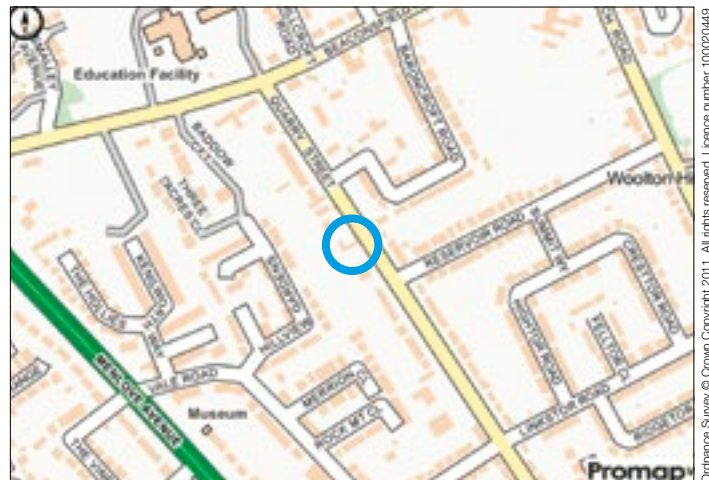
First Floor Right Wing Four Bedrooms, Shower Room/WC.

First Floor Left Wing Two Bedrooms (one with a Dressing Room/Shower), Bathroom/WC,

Ancillary Buildings

Main Barn providing storage/garage space
Two Storey Barn Workshop/Stores and multi-purpose room

Outside Courtyard, large Gardens and land with potential



Not to scale. For identification purposes only

