



**‘The Beeches’ 70 New Cut Lane  
Southport, PR8 3DW £475,000  
‘Subject to Contract’**

This unique, detached dormer-style home, extended and modernised, offers semi-rural living surrounded by farmers’ fields, while maintaining direct links to Ormskirk, Liverpool, and Southport. Set among mature, well-presented gardens with plentiful parking, the home welcomes you via an inner vestibule to a bright entrance hall. The gallery landing and vaulted ceiling flood the centre with natural light. The modern breakfast kitchen sits at the front, while two bedrooms, a four-piece family bathroom, and two rear sitting rooms with patio doors opening to the garden complete the ground floor. Upstairs, the master suite features a walk-in wardrobe and en-suite, alongside two further double bedrooms and a separate shower room with WC. Rarely available, this home’s semi-rural charm, nearby amenities, and local schools make early viewing a must.

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*Southport's Estate Agent*

### Entrance Porch

Composite-style entrance door to entrance porch with opaque double-glazed insert, woodgrain tiled flooring, and glazed inner door leading to...

### Reception Hall

A mixture of woodgrain-style tiled flooring and 'Karndean' herringbone-style flooring, open gallery landing with vaulted ceiling maximizing natural light, with turned stairs leading to first-floor level with handrail, spindle, newel post. Opaque Upvc double-glazed window to side. Useful downstairs storage cupboard access with partial wall panelling and space-saving Bi-fold door leading to...

### Inner Hall

Woodgrain tile flooring continues with composite-style side courtesy door and separate doors leading to both WC and utility room.

### Utility Room and Guest WC - 1.45m x 2.21m (4'9" x 7'3")

Upvc double-glazed side window with working surfaces concealing plumbing for washing machine and space for tumble dryer. Single-bowl sink unit with mixer tap and drainer. Woodgrain-effect tile flooring continues, with separate folding concertina-style door leading to inner cupboard housing the wall-mounted central heated boiler system and pressurized hot water cylinder also connected to Roof Evacuated tube solar collectors.

### WC - 1.45m x 1.19m (4'9" x 3'11")

Opaque Upvc double-glazed window, low-level WC, pedestal wash hand basin with mixer tap, woodgrain-effect tiled flooring continues.

### Breakfast Kitchen - 4.42m x 4.75m (14'6" x 15'7")

Upvc double-glazed window to front of property. A range of attractive built-in base units include cupboards and drawers, wall cupboards, glazed china cupboards, and working surfaces with one-and-a-half-bowl sink unit, mixer tap, and drainer. Appliances include range oven with four-ring gas hob and warming plate. Plumbing for dishwasher and space for freestanding fridge freezer. Woodgrain tile-effect flooring continues, Upvc double-glazed window to side, recessed spot lighting, dado rail.

### Rear Lounge - 4.8m x 4.01m (15'9" x 13'2")

Upvc double-glazed doors open to garden at the rear. Overhead Upvc double-glazed window to side.

### Sitting Room - 4.83m x 3.71m (15'10" x 12'2")

Upvc double-glazed doors open to garden at the rear, with Upvc double-glazed window overhead to side.

### Bedroom 4 - 4.19m x 3.73m (13'9" x 12'3")

Upvc double-glazed side window.

### Bedroom 5 - 4.19m x 3.73m (13'9" x 12'3")

Upvc double-glazed side window.

### Bathroom/WC - 2.11m x 3m (6'11" x 9'10")

Opaque Upvc double-glazed window to side with four-piece modern-style white suite: low-level WC, wash hand basin with mixer tap, corner step-in shower enclosure with curved shower door and screen, wall grip, plumbed-in shower, body-jet panel bath with center mixer tap and wall grip. Heated towel rail, 'Quartz Granite' tiled flooring, tiled walls, and extractor.

### Galleried Landing

'Velux' skylight and spindles to balustrade, with loft access.

### Master Bedroom Suite - 7.75m x 5.05m (25'5" reducing to 15'10" x 16'7" overall measurements, including areas of reduced head height)

Upvc double-glazed feature arched window to rear, 'Velux' windows to side, fitted units and drawers. Doors lead to both en-suite and walk-in wardrobe.

### En-Suite Bathroom/WC - 1.8m x 2.77m (5'11" x 9'1" including areas of reduced head height)

'Velux' skylight with four-piece modern white suite: low-level WC, bidet, vanity wash hand basin, and panelled bath with mixer tap, shower attachment, tiled walls and flooring, and extractor.

### Walk-In Wardrobe - 1.93m x 2.79m (6'4" x 9'2" including areas of reduced head height)

### Shower Room/WC - 2.16m x 3.33m (7'1" x 10'11")

Double-glazed 'Velux'-style skylight with three-piece modern white suite: low-level WC, vanity wash hand basin with mixer tap, and corner step-in shower enclosure with electric shower unit, ceramic floor-to-wall tiling, and extractor.

### Bedroom 2 - 4.32m x 3.86m (14'2" x 12'8" including areas of reduced head height)

Upvc double-glazed window overlooks front of property with views to farmers' field beyond, fitted wardrobes and drawers to one wall.

### Bedroom 3 - 4.34m x 3.81m (14'3" x 12'6" including areas of reduced head height)

Upvc double-glazed window overlooks front of property with views to farmers' fields and beyond.

### Outside

Loose stone driveway to front with off-road parking for numerous vehicles, raised for ease of maintenance, with Indian stone frontage and step up to pergola-style entrance to main accommodation. Secure side gated access leads via generous rear access with useful storage and separate patio/seating area. The rear garden is enclosed and not directly overlooked, with brick-shaped patio and borders well stocked with plants, shrubs, and trees, and laid-to lawn.

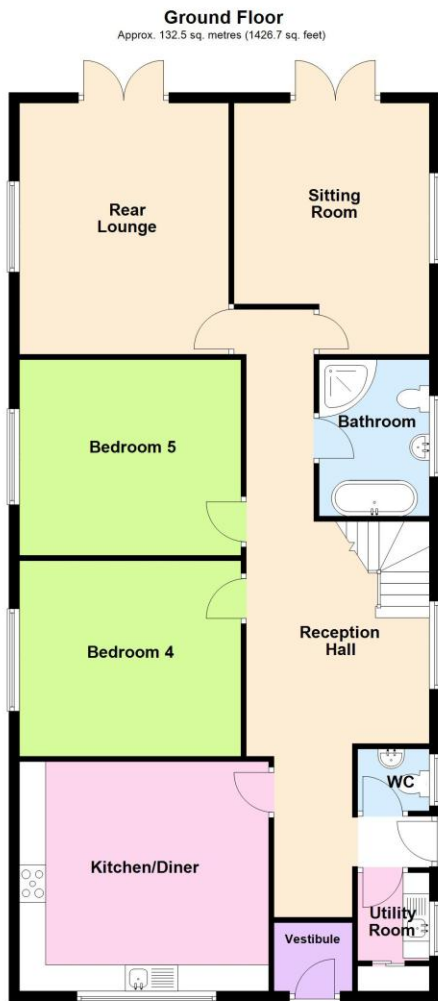
### Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band E. This information is provided for guidance only and should be verified by the purchaser.

### Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.





Total area: approx. 238.3 sq. metres (2565.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		94
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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