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Rock House

45 Parliament Street
Upholland WN8 0LN

Guide Price

£320,000

A Grade II Listed property with 6 bedrooms in total providing some 4683 sq ft (435.1 sq m) and a Detached Garage with potential.

The property needs some improvement and modernisation. Probably built in late 18th Century on earlier foundations the property is situated on Parliament Street and provides significant views.

LAND REGISTRY

Title Number LA869054.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX

Band C.

ENERGY PERFORMANCE CERTIFICATE

Exempt because of listed status.

LOCAL AUTHORITY

West Lancashire Borough Council,
52 Derby Street,
Ormskirk,
Lancs. L39 2DF

Tel: 01695 577177

Email: customer.services@westlancs.gov.uk

DESIGNATIONS

Rock House is a Grade II listed building. Historic England's listing states:

"SD5205 PARLIAMENT STREET 783-1/7/53 (West side) 25/06/73 Nos.41, 45 AND 45A Coach-house (No.41) and Rock House (Nos 45 and 45A)

GV II

House. Probably later C18, perhaps on earlier foundations; altered. Render (probably on sandstone rubble), with stone slate roofs. In 2 portions, both raised on a basement in the slope of rising ground to the rear, and No.41 set back on a parallel axis. Both 2 storeys over basements, 2+2 windows; doorway in gable end of No.47, close to junction, approached by stone steps to a raised terrace protected by simple wrought-iron railings. Each part has 2 vertical-rectangular windows on each floor, all with raised surrounds and altered glazing. Included for group value."

The property contains various period features, the stairwell forming a centrepiece on the ground floor. Accommodation includes **Entrance Hallway**, main **Lounge** with fireplace and wood burning stove, further **Sitting Room**, **Kitchen/Utility** and **Dining Room**. Just off the access to the Utility is access to the Basement Cellar.

The First Floor there are **Three Double Bedrooms** and a **Loft Room**. The Southern part of the property (formerly two properties) provides extra Living Areas for guests or co-dependants. It would also be ideal for two families coming together with the accommodation linked, where there are a further **Three Bedrooms**.

Outside there are large lawned areas of **Garden** with mature trees. The views from the gardens are most impressive.

VIEWING

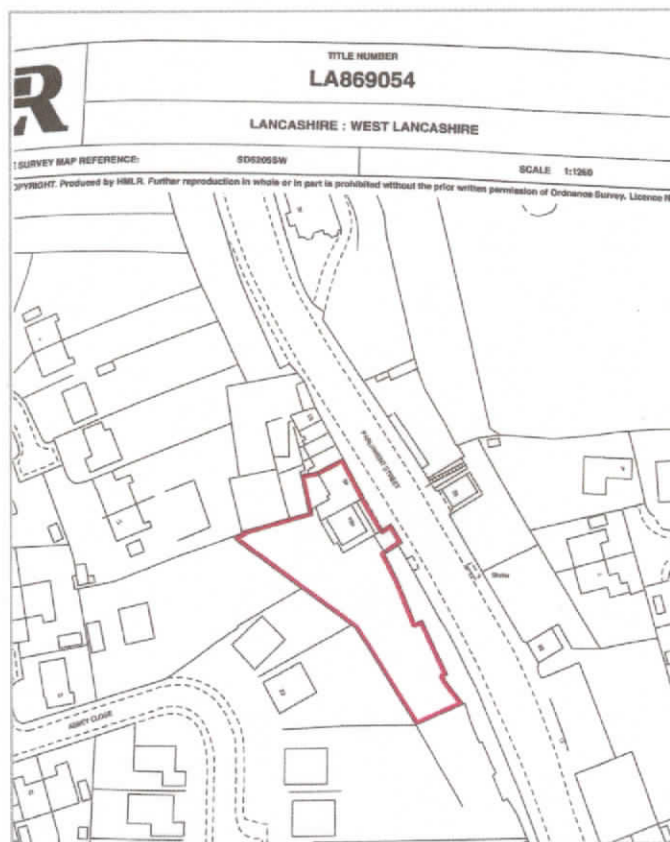
By appointment with the Agents.

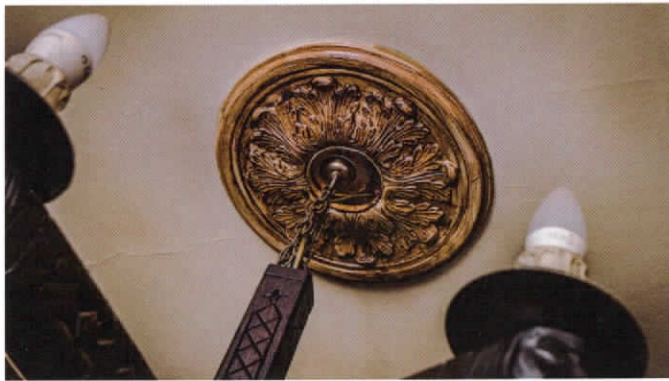
AGENTS' NOTICE

Frank Marshall & Co. for themselves and for the seller of this property give notice that:

1. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.
2. The seller does not make or give and neither Frank Marshall & Co. or any person in their employment have any authority to make or give any representation or warranty in relation to this property.

This brochure was prepared by the Agents in accordance with the seller's instructions in April 2021. All measurements are approximate.







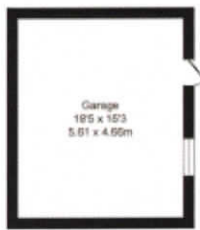


Parliament Street, Upholland
Total Approx. Floor Area 4683 Sq.ft. (435.1 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Garage Ground Floor
Approx. Floor Area 281 Sq Ft (26.1 Sq.M.)



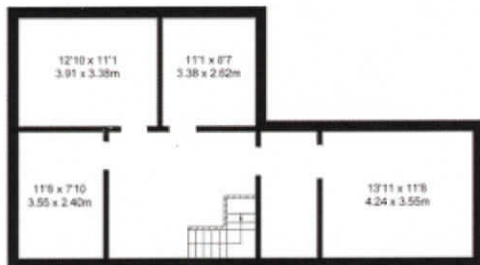
Garage First Floor
Approx. Floor Area 281 Sq Ft (26.1 Sq.M.)



First Floor
Approx. Floor Area 1628 Sq Ft (151.2 Sq.M.)



Loft Room
Approx. Floor Area 151 Sq Ft (14.0 Sq.M.)



Cellar
Approx. Floor Area 719 Sq Ft (66.6 Sq.M.)



Ground Floor
Approx. Floor Area 1622 Sq Ft (150.7 Sq.M.)

PLEASE NOTE

Subjective comments in this description imply the opinion of the selling agent at the time the sales details were prepared and the opinions of the purchasers may differ. All measurements are approximate. This description does not constitute part of any contract. No warranty is expressed or implied.

SURVEY & VALUATION

We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice. For full details of the different type of inspection available and for a specific quotation of costs please telephone, entirely without obligation.

