eXp | LUXURY



ROOD HOUSE

ALLERTON ROAD,

MOSSLEY HILL. L18 3JU

ROOD HOUSE, ALLERTON ROAD, MOSSLEY HILL. L18 3JU

TOTAL APPROX FLOOR AREA 4057 SQ FT/377 SQ MTRS

IF YOU'RE LOOKING FOR EXPANSIVE BUNGALOW LIVING, SET WITHIN A TUCKED AWAY POSITION, OFFERING TRUE SECLUSION WITHOUT SACRIFICING A PRIME LOCATION OR EVERYDAY CONVENIENCE, ROOD HOUSE PROVIDES THE PERFECT BALANCE OF PRIVACY, LUXURY AND ACCESSIBILITY.



SCAN TO VIEW OUR VIDEO TOUR.

expluxury.uk.com

DISTANCES

- WOOLTON VILLAGE CENTRE: 0.8 – 1 MILE
- NEAREST BUS STOP: CORNER OF ALLERTON ROAD
- NEAREST TRAIN STATION: WEST ALLERTON 0.6 – 0.7 MILES AWAY
- CALDERSTONES PARK: 0.3 – 0.5 MILES (5-10 MINUTE WALK)
- ALLERTON GOLF CLUB: ACROSS THE ROAD
- LIVERPOOL CITY CENTRE: 3 – 4 MILES
- MANCHESTER CITY CENTRE: 35 – 40 MILES
- M62 MOTORWAY: 3-4 MILES
- M57 MOTORWAY: 4-5 MILES
- M56 MOTORWAY: 6-8 MILES

ACCOMMODATION IN BRIEF

- ENTRANCE PORCH AND HALLWAY
- W.C AND UTILITY ROOM
- OPEN RECEPTION AREAS
- PRIMARY SUITE WITH WALK IN WARDROBE & ENSUITE BATHROOM
- INTERNAL HALLWAY
- 3 FURTHER BEDROOMS
- FAMILY BATHROOM
- SELF-CONTAINED KITCHEN/LAUNDRY ROOM
- KITCHEN/DINING AREA
- FURTHER RECEPTION AREAS AND STUDY AREA
- SINGLE ATTACHED GARAGE

OUTSIDE

- LONG PRIVATE DRIVEWAY
- SECLUDED ENTRANCE
- REAR SOUTH FACING GARDEN WITH GREENHOUSE
- TOTALLY PRIVATE, OFFERING MAXIMUM SECLUSION
- EASILY MAINTAINED LAWN TO REAR WITH NEAT MATURE, RAISED BORDERS
- FENCED PERIMETERS
- ALARM AND CCTV

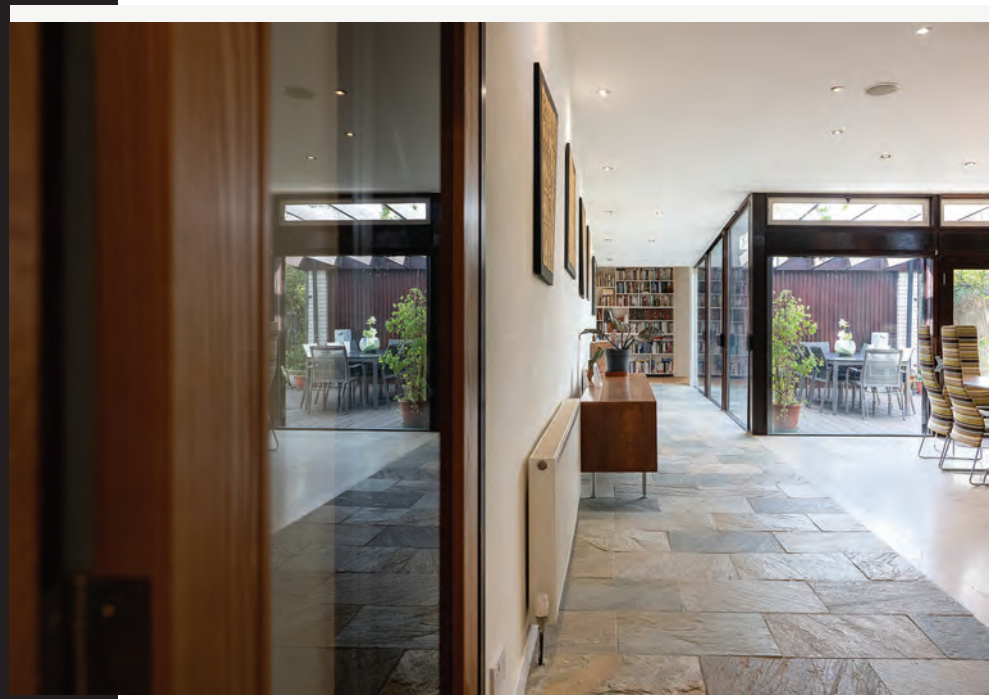


THE PROPERTY

Perfectly positioned close to the manicured fairways of Allerton Golf Course, this exceptional residence enjoys a peaceful and secluded setting while remaining within easy reach of the vibrant centre of Allerton and its excellent range of amenities. Extending some 4,057 sq ft, this home offers a rare opportunity for substantial single-storey living, providing an effortless sense of space and flow ideally suited to both modern family life and elegant entertaining.

The beautifully proportioned accommodation features multiple open reception areas filled with natural light from expansive windows, creating a bright and welcoming atmosphere throughout. Practical additions including a utility room, separate laundry/kitchen, guest WC, and garage complement the home's thoughtful design, while the private living quarters comprise an impressive principal suite alongside three further generously sized bedrooms.









GROUND FLOOR

A welcoming entrance porch opens into a spacious reception hallway, with glazed blocks allowing for natural light to pour through from the kitchen area. Immediately setting the tone for the home's light-filled and thoughtfully designed interior. From here, access is provided to a ground floor cloaks and further w.c and utility room, while elegant double glass doors lead through to the principal reception spaces. These expansive areas are the foundation of the living areas. Beautifully arranged to create distinct yet connected living and dining zones, subtly divided by a striking slate feature wall, which follows through to the flooring. Flooded with natural light, both spaces enjoy direct access to decked garden areas via double French doors, enhancing the seamless indoor-outdoor flow. The bedroom accommodation is also accessed from this central hub, including an impressive principal suite complete with walk-in wardrobe and a luxurious en-suite bathroom. Again, floor to ceiling windows allow natural light to flood in, whilst providing external access to a private 'courtyard' area of the gardens. The three further well-proportioned bedrooms, which are accessed via an open inner hallway walled with floor to ceiling windows. Each bedroom benefits from floor-to-ceiling style windows, allowing for an abundance of natural light and views of the surrounding grounds. One bedroom offers garden access.

A three-piece family bathroom and separate laundry room are perfectly positioned here.

The south-facing garden has been thoughtfully designed with ease of maintenance in mind, offering a perfect balance of practicality and style. A neatly laid artificial lawn is complemented by well-defined sleeper borders and greenhouse. While an array of mature trees and established shrubbery provide both structure and privacy. Framed by greenery, this tranquil outdoor space enjoys a sunny aspect throughout the day, creating an ideal setting for relaxation and alfresco entertaining.























KITCHEN

The kitchen is equally impressive, designed with both style and functionality in mind. Featuring granite work surfaces, a central island, and raised glass detailing, it is complemented by a range of high-specification appliances, including multiple Miele ovens and space for an American-style fridge freezer. This space opens effortlessly into additional reception areas, including a versatile study, all of which continue the home's theme of light and openness. French doors from both the kitchen and living spaces lead out to the beautifully oriented south-facing courtyard style area of the garden, providing the perfect setting for outdoor entertaining and relaxation.

FAMILY RECEPTION AREA & STUDY

The open reception areas flow seamlessly from the kitchen, leading through to a thoughtfully designed study/home office. This space offers a sense of privacy while remaining connected to the expansive family and reception area, creating a perfect balance between quiet retreat and open-plan living.








TRIALS OF THE DIASPORA
THE JEWS
JOHN SIMPSON
RUSH










DEEP PLANTER



GARDENS & GROUNDS

Accessed via a completely secluded private driveway, beautifully framed by mature trees and established shrubbery, this exceptional residence offers a rare sense of privacy and arrival. To the rear, the property reveals a truly unique south-facing garden, thoughtfully designed with a series of intimate courtyard spaces, perfect for quiet relaxation, alongside a superb, decked terrace ideal for entertaining. An immaculate artificial lawn ensures year-round enjoyment with minimal maintenance, while the overall setting remains entirely private creating a tranquil outdoor sanctuary perfectly suited to modern luxury living.









ABOUT THE AREA

Set within one of South Liverpool's most desirable residential enclaves, L18 3JU offers an exceptional lifestyle combining leafy surroundings with outstanding amenities. Moments from Calderstones Park, residents can enjoy expansive green space, while nearby Allerton Road provides a vibrant selection of independent cafés, restaurants, and boutiques. Excellent transport links via Mossley Hill railway station and West Allerton railway station ensure easy access to the city centre and beyond, making this an ideal location for buyers seeking both tranquillity and convenience.

TRANSPORT

L18 3JU benefits from connectivity, making it an ideal choice for commuters and those seeking effortless travel. Nearby Mossley Hill railway station and West Allerton railway station provide regular direct services to Liverpool Lime Street, connecting you to national rail networks including fast routes to Manchester and London. For road travel, the area offers convenient access to the M62 motorway, while Liverpool John Lennon Airport is just a short drive away, offering a range of domestic and international flights. Combining accessibility with a peaceful residential setting, this location is perfectly suited to modern, well-connected living.

SCHOOLS

Families around L18 3JU are exceptionally well served by a range of high-performing schools across both the state and independent sectors, making the area particularly attractive for those prioritising education. Outstanding state options include Calderstones School, known for its strong academic results and extensive extracurricular programmes, and The Blue Coat School, one of the region's top-performing grammar schools with a long-standing reputation for excellence. At primary level, schools such as Childwall Church of England Primary School are highly regarded for nurturing environments and consistent outcomes. For those considering independent education, prestigious institutions like Merchant Taylors' School and St Edward's College offer exceptional academic standards, outstanding facilities, and a wealth of co-curricular opportunities. Together, these schools contribute to a thriving, education-focused community, ensuring families have access to some of the finest schooling options in the Liverpool area.







PROPERTY INFORMATION

Tenure: Leasehold, 999-year lease (approx. 898 years remaining)

Services: Mains water, Electric, Mains gas, Double glazing, hard and softwood double glazing. Underfloor heating in family bathroom, Ultrafast broadband (estimated), Full security alarm system with CCTV

EPC: D

Council Tax Band: G

Local Authority: Liverpool City Council

Flood Risks: Sea & Rivers: None known

Surface water: Very low

Viewing: Strictly by appointment via Paula Davies.
Tel / WhatsApp 07734366315

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

ROOD HOUSE, ALLERTON ROAD, MOSSLEY HILL. L18 3JU

TOTAL APPROX FLOOR AREA 4057 SQ FT/377 SQ MTRS





LUXURY HOMES DESERVE EXCEPTIONAL RESULTS.

Contact me to arrange your personal viewing.

PAULA DAVIES MNAEA

07734 366315

Paula.davies@exp.uk.com

eXp | LUXURY

expluxury.uk.com

