



Demby Farm House
Thorton Hough | Wirral



LARCH
PROPERTY

Demby Farmhouse

Willaston Road, Thorton Hough
Wirral, CH63 4JF

A superb opportunity to acquire a well-positioned and desirable property with equestrian facilities and circa 2.80 acres.

- Accommodation in Brief:
- 3-bedroom property with spacious ground floor and extensive gardens.
- GF: Entrance porch, Kitchen/breakfast room, utility/boot room with shower room, living room and dining room.
- FF: Three double bedrooms, one with walk-in wardrobe and family bathroom.
- Large U-shaped brick building with 12 stables, storage and viewing rooms.
- Large parking sweep and formal surrounding gardens.
- Well fenced and secure paddocks with field shelter.
- 60m x 22m outdoor arena
- In all about 2.80 acres.

Location

Demby Farm House is located along Willaston Road, a well-known road linking Willaston to the M53. Junction 4 of the M53 is only a short distance from the property, providing excellent transport links to Liverpool and Chester.



The picturesque village of Thornton Hough is the local "model village" and includes a wide range of amenities including the village green with a cricket and football pitch, tennis courts and children's play area. There is a well-respected primary school, post office and gym and spa facilities at Thornton Hall. Further amenities are available at the larger Towns of Heswall and Neston, both offering large grocery stores, primary and secondary schools. Further afield there are both private and comprehensive schools available, including the well know Queens and Kings in Chester. Whist the University of Liverpool Leahurst Campus and Veterinary School is on the doorstep.

There are several golf courses locally at Bromborough, Heswall, Caldy and the famous Royal Liverpool Golf Course. Local Equestrian attractions include Horse Racing at Aintree, Chester, Haydock and Bangor on Dee. The area is outriding heaven with country roads linking large parts of the Wirral countryside and coastal pathways.

Description

Demby Farm House is positioned in a sought-after location, offering superb equestrian facilities and business potential. The property is of brick construction under a slate roof with rendered elevations. The house is perfect for family living and the outbuildings offers the possibility potential development into extra accommodation.

The ground floor consists of a porched entrance leading to the open plan Kitchen. Off the kitchen is a good-sized utility and boot-room, with a shower room off. Completing the ground floor is a large dining room with doors leading to the garden and family living room.

The first floor consists of three double bedrooms, one with a walk-in dressing room. The family bathroom includes a stand alone bath and shower.





The property has huge potential should a buyer want to look to extend the existing layout. There is scope for extension of the existing footprint and utilising the outbuildings.

Outside

Adjacent to the property is a U-shaped building, built of brick construction under a slate roof. This building is the main stable block, with 14 stables, range of stores, tack and feed rooms and viewing room. This range of buildings also includes a workshop and solarium.

Surrounding the property is mature garden with an array of flower beds, lawned areas and hedgerows.

Behind the property is a fully drained and floodlit 60m x 22m arena, with a rubber and fibre surface. Adjacent the arena is a turnout paddock but the majority of land is located across the road.

Distances in approx. miles:

Thornton Hough 1m | Raby Mere 2m | Willaston 3m
Neston 4m | Birkenhead 6m | Liverpool 9m
Chester 11m | Manchester 47m



Directions

POSTCODE: CH63 4JF

WHAT THREE WORDS: ///mailer.hubcaps.instincts

Heading out eastbound from Thornton Hough follow the B5136 until you reach a roundabout. At the roundabout take the third exit onto the B5151 and follow for 1 mile. On the B5151 follow the road pass a crossroad and the property is the next turning on the left.

Property Information

TENTURE: Freehold

EPC: Rating F

SERVICES: We understand that the property is serviced with mains water & electricity. The property has oil fired central heating and has private drainage.

LOCAL AUTHORITY: Wirral Council

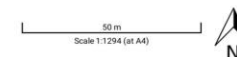
COUNCIL TAX BAND: D



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Thornton Hough, CH63 4JF



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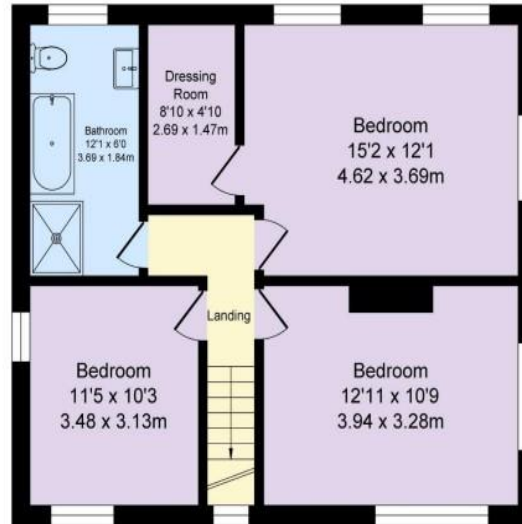


Demby Farm Willaston Road Thorton Hough Wirral
 Total Approx. Floor Area 1490 Sq.ft. (138.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
 Approx. Floor
 Area 855 Sq.Ft
 (79.4 Sq.M.)



First Floor
 Approx. Floor
 Area 635 Sq.Ft
 (59.0 Sq.M.)



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