



Total area: approx. 165.1 sq. metres (1777.3 sq. feet)
For illustration purposes only - not to scale

Farr Hall Drive, Wirral, Merseyside CH60 4SF

Offers Over £499,950

2 Bedroom 2 Reception 2 Bathroom

****Unique Two Bedroom Ground Floor Apartment - Beautifully & Sympathetically Restored & Modernised - Far Reaching Estuary Views - Private Garden - Impressive Character Residence In A Sought After Lower Heswall Location****

It's exceedingly rare to find a luxury ground floor apartment in a prestigious location that enjoys estuary views, has its own private garden and also has a garage and parking. But that is exactly what this impressive property in Farr Hall Drive offers.

Hewitt Adams is thrilled to showcase this stunning Two Double Bedroom GROUND-FLOOR Apartment. Located within part of the original Farr Hall residence, from which the road derives its name. The property has been lovingly RENOVATED to an incredibly HIGH SPECIFICATION with every attempt made to retain as much CHARACTER and PERIOD ELEGANCE as possible. Unique in that the property boasts its own PRIVATE GARDEN, which has been carefully landscaped, and from which you can enjoy views of the Dee.

The Apartment itself is a FANTASTIC SIZE with a larger floor-plan than you often find in apartments today. With two bedrooms, with one en-suite, a large OPEN-PLAN kitchen, dining and living space, additional living room, utility area and study space, and an impressive entrance hall, as well as LARGE BASEMENT ROOMS ripe for conversion or ideal for storage. With its own Garage, private residents parking x2, a large private landscaped garden and sun terrace, with planning permission for an orangery extension.

Front Entrance

Into;

Entrance Hall

An impressive entrance hall with original tiled flooring, large store cupboard, ceiling coving, feature staircase / library area, radiator, access to the expansive cellar rooms

Open Plan Kitchen Dining Living Space

26'4" x 16'0" (8.03 x 4.90)

WOW FACTOR statement room of the Apartment with a luxurious integrated fitted kitchen with Quartz worktops, central island with Quartz worktops, inset double sinks, integrated double oven, integrated hob, integrated dishwasher, integrated large larder fridge, bespoke larder-cupboard with granite topped surfaces, double glazed sash windows with impressive views across the estuary and over towards Wales, double glazed doors to the BBQ area and terrace, wood-block original flooring

Living Room

17'5" x 10'5" (5.31 x 3.18)

Double glazed doors to Terrace, double glazed sash window to side aspect, radiator, power points, log-burning stove

Scope to use this room as a third bedroom as and when required

Bedroom One

18'6" x 10'7" (5.66 x 3.25)

Double glazed sash windows, radiator, power points, fitted wardrobes and storage areas, opens into;

En-Suite

Fully tiled stylish en-suite shower-room with walk-in shower, low level W.C, wash hand basin, towel rail

Bedroom Two

13'5" x 9'3" (4.09 x 2.82)

Double glazed windows, radiator, power points

Bathroom

Stylish modern bathroom with tiled bath, shower, low level W.C, wash hand basin, tiled floor, double glazed window, towel rail

Utility Hall

Comprehensive and cleverly designed utility passage-way with floor to ceiling storage, concealed washing machine and dryer, rear door offering direct access to garage and parking spaces, integrated fridge and freezer

Large Private Low Maintenance Garden

A particular selling feature for this extraordinary Apartment is the large PRIVATE gardens that the property enjoys. The gardens have been painstakingly crafted and landscaped and can now be enjoyed throughout the year.

There is a raised Terrace off the open-plan kitchen and dining area with an awning, and existing planning permission for an orangery.

Basement

Generous basement offering scope for conversion or ideal for storage purposes. The basement is split into three areas, one corridor with two generous rooms. These could make a fantastic games room, home gym or wine cellar.

Council Tax Band

CTB - Band D

