



Rock Park, Birkenhead, Wirral CH42 1PJ

Offers In The Region Of £375,000

🛏 3 Bedroom 🛋 2 Reception 🚿 3 Bathroom 📊

Substantial Victorian Property - Backing Onto The River Mersey - Panoramic Views Of Liverpool Skyline - Enormous Potential - Sold With No Chain - Over 2,500 SQFT

Hewitt Adams has the pleasure of marketing number 5 Rock Park - a large Victorian home in the Rock Park Estate designed by Jonathan Bannison circa 1836! Enjoying direct and private access to the Esplanade and the River Mersey and benefitting from PANORAMIC VIEWS across the water to the Liverpool skyline. With incredible LANDSCAPED and fully mature grounds.

The property is a SIGNIFICANT SIZED home, at over 2,500 SQFT, and boasts ENORMOUS CHARACTER with accommodation spread across THREE FLOORS and boasting UNIQUE GARDENS.

Whilst the property requires a scheme of modernisation due to being occupied by the same owners for the past 50 years - this does represent a UNIQUE OPPORTUNITY to purchase a PERIOD PROPERTY with plenty of history and character, and a chance to CREATE YOUR DREAM HOME within the enchanting bones of this incredible piece of architecture.

In brief the accommodation affords: entrance vestibule, hallway, two / three bedrooms - one enjoying an en-suite shower-room, W.C, three reception rooms, a kitchen and a lower level kitchenette, bathroom, larder, cold-room and coal-house. With a large rear garden that offers direct access to the Esplanade and River.

With GRANDIOSE period features such as SANDSTONE WALLS, Minton style tiling, STAINED GLASS WINDOWS, ORIGINAL FIREPLACES and plenty more!

Front Entrance

Wooden front door into:

Entrance Vestibule

Tiled floor, door into:

W.C

W.C, wash basin, stone walls

Hall

Stairs leading to attic space and bed 3 / attic rooms, staircase leading to lower ground floor, window offering INCREDIBLE VIEWS across the Mersey and across to Liverpool

Bedroom

Window offering INCREDIBLE VIEW across the Mersey and across to Liverpool, power points, door to:

Shower-Room En-Suite

Comprising shower, low level W.C, wash hand basin

Bedroom

Window offering INCREDIBLE VIEWS across the Mersey and across to Liverpool, power points

Dining Room

Fireplace, power points, window, opens to:

Kitchen

Wall and base units, inset sink, space for cooker and fridge

UPPER FLOOR (Attic rooms)

Concealed staircase leading to Bedroom 3 / Attic Room with further attic space / eaves (ripe for development)

LOWER GROUND FLOOR

Lounge

Stained glass windows, fireplace with attractive original mantelpiece, coved ceiling, power points

Dining Room

Window overlooking the landscaped rear garden, fireplace, power points

Kitchenette

Wall and base units, inset sink, space for appliance, leads to a pantry

Bathroom

Comprising bath, low level W.C, wash hand basin

Living Room / Guest Bedroom

Window, power points

OUTBUILDINGS

The property offers an assortment of TRADITIONAL additional rooms / outbuildings which include - coal room, cold-store and an outhouse.

EXTERNALLY

Front Aspect - With a gated front driveway, there is a beautifully private and landscaped mature front garden with established lawn and hedgerows, well stocked flowerbeds, pond. With garden shed, and car-port. With steps down leading to:

Rear Aspect - INCREDIBLE rear garden with patio, lawned garden, mature hedging and flower beds. With private gated access out onto the Esplanade and the river.

History of Rock Park

Designed by Jonathan Bennison in 1836 - 1837, the houses were developed around a Serpentine driveway in an aesthetically pleasing variety of Victorian styles. Completed circa 1850.

The Royal Rock Ferry Company was formed in 1836 with the aim of extending the the Royal Rock Hotel and creating an Esplanade. A group of wealthy businessmen bought the land which was later developed into Rock Park.

The existence of the Ferry across the River meant these businessmen had a direct means of transport across the Mersey into Liverpool which was vital for work. The ferries finally closed in 1922 and 1932 respectively.

The Esplanade was incorporated into Rock Park and has since become a very popular walk for the public. With its beach and panoramic views of the Liverpool waterfront - it's a highly popular stroll.

