



Brimstage Road, Brimstage, CH63 6HD

£3,000 PCM

 5 Bedroom  3 Reception  2 Bathroom  E

*** Incredible Five Bedroom Detached House with Outbuildings - Roughly 1.7 acres Of Garden Space ****

Hewitt Adams is delighted to offer TO LET 'The Grange' in Brimstage, Wirral.

This is one of the most spectacular properties we have seen, and oozes character and charm, and is sat in approximately 1.7 acres of land, and benefits from 5 Double Bedrooms with fabulous Gardens with numerous Outbuildings.

In brief the ground floor of the property consists of: Entrance Hallway, front Lounge, rear Lounge, WC/Boot Room, Kitchen, two Utility Rooms and a Snug.

The first floor offers Five Bedrooms, Shower Room, Bathroom, Office/Dressing Room and separate WC.

Externally there are huge gardens to the front and rear, and outbuildings which include stables!
gardener may be agreed separately

Pets Considered, Available now, Unfurnished

www.hewittadams.co.uk	A: 20 Pensby Road, Heswall, CH60 7RE	T: 0151 342 8200
Hewitt Adams Ltd. Registered in England	Company Reg No: 09987691	Company VAT No: 249324300

www.hewittadams.co.uk	A: 20 Pensby Road, Heswall, CH60 7RE	T: 0151 342 8200
Hewitt Adams Ltd. Registered in England	Company Reg No: 09987691	Company VAT No: 249324300

Entrance

Timber and glazed door to the Hallway.

Hallway

Wooden flooring, two radiators, timber and glazed door to the Garden.

Front Lounge

16'2x15'3 (4.93mx4.65m)

Window to the front and side elevation, wooden flooring, radiator, open fire.

Rear Lounge

16'2x15'3 (4.93mx4.65m)

Window to the rear and side elevation, wooden flooring, radiator, open fire.

WC & Boot Room

Quarry tiled flooring, WC, wash basin with taps, window to the front elevation.

Kitchen

20'07x15'01 (6.27mx4.60m)

Wall and base units with worktops, inset sink and drainer with mixer tap, Aga, wooden flooring, window to the rear elevation, radiator, walk in pantry.

Utility 1

Wall and base units with worktops, space for white goods.

Utility 2

Wall mounted boiler, space for white goods.

Snug

14'11x12'05 (4.55mx3.78m)

Window to the side elevation, timber door to the courtyard and rear garden, radiator, Log burner.

First Floor

Inner Hallway

15'01x12'04 (4.60mx3.76m)

This is a large space the could be utilised as a dressing area or play room, it allows access to Bedroom 1 & 2, Shower Room and the Bathroom.

There is a window to the rear elevation, radiator, airing cupboard.

Bathroom

Bath, shower cubicle, WC, wash basin with taps, heated towel radiator, window to the front elevation.

Shower Room

Shower cubicle, WC, wash basin with taps, heated towel radiator, window to the front elevation.

Bedroom 1

15'0x12'06 (4.57mx3.81m)

Window to the front elevation, radiator, sink.

Bedroom 2

15'0x12'09 (4.57mx3.89m)

Window to the rear elevation, radiator.

Bedroom 3

10'5x11'5 (3.18mx3.48m)

Window to the front elevation, radiator.

Bedroom 4

14'11x13'11 (4.55mx4.24m)

Window to the front elevation, radiator.

Bedroom 5

16'0x15'02 (4.88mx4.62m)

Window to the rear elevation, radiator.

Office / Dressing Room

Window to the front elevation.

WC

WC, wash basin with taps, window to the rear elevation.

Externally - Front Elevation

Gated access to a large sweeping gravelled Driveway, wrap around gardens, gated access to the rear.

Access to the stables and outbuildings

Externally - Rear Elevation

An extensive rear garden that is mainly laid to lawn with mature shrubbery and an open aspect to the rear.

Courtyard

Located off the Snug, also benefits from further outbuildings.

Stables / Outbuildings

Located to the left of the main house and accesses via gates, mainly used for storage.

