



The Burf  
—WILLASTON—






# The Burf

WILLASTON

A grand Edwardian home with just under an acre of private gardens, a detached annex, and a prime village location.

Set back behind a sweeping driveway in the heart of Willaston village, The Burf is a distinguished Edwardian residence that balances timeless charm with generous proportions and thoughtful design. This is a home with real presence - gracious in scale, rich in character, and set within beautifully mature grounds that extend to almost an acre.

From the moment you drive through the sandstone gateposts, the sense of arrival is striking. A long, private driveway curves up to the detached garage and leads to the handsome front elevation. The house sits balanced within its plot, surrounded by greenery, offering both privacy and presence.





# Light-Filled Spaces

Step inside to a wide and welcoming hallway, where light filters in and traditional details immediately catch the eye. High ceilings, solid wood doors, and tiled floors hint at the quality and heritage of the home. To the front, the formal dining room is bathed in natural light from a wide bay window overlooking the lawn. It's a serene, graceful space - ideal for entertaining or simply enjoying the morning sun. Adjacent, the principal sitting room is a true centrepiece, with generous proportions, another beautiful bay window, and a striking inglenook fireplace complete with a wood-burning stove. Whether it's a quiet winter evening or a bustling family gathering, this room adapts effortlessly.

A third reception room, currently used as a study, provides additional flexibility. With a view across the garden and easy access from the hall, it's well suited to home working, a playroom, snug, or even a ground-floor bedroom if needed. Every space in this home has been carefully considered for both comfort and function.











## Feast Your Eyes

To the rear, the kitchen is a real highlight. Crafted from solid wood with quartz worktops, it blends tradition with quality craftsmanship. Premium Fisher & Paykel appliances are throughout, including a dishwasher, fridge freezer, and a statement range cooker. Integrated appliances also include washing machine and separate dryer. There's also a built-in coffee station - a subtle yet luxurious detail. The kitchen opens to a further dining area, which in turn looks out over the expansive rear garden. A cloakroom and a continuation of the charming original floor tiles complete the ground floor.







## Rest & Refresh

Upstairs, the home continues to impress. The staircase ascends to a light-filled landing with a feature window on the half-turn. The principal bedroom is an elegant retreat, with a large sash bay window to the front, generous floorspace, a dressing area, and a private en-suite shower room. Two further double bedrooms offer excellent proportions - one with a feature fireplace and bay window - while a fourth single bedroom and a nursery complete the upper level. The family bathroom is bright and stylish, with twin windows and a classic suite, and shower cubicle.











## Exceptional Grounds

Outside, the grounds are exceptional. Stretching to just under an acre, the rear garden feels like a private estate - generous, established, and beautifully peaceful. With defined seating areas, mature trees, and plenty of open space, it's a garden to grow into, to enjoy, and to share. Whether you're hosting summer gatherings, planting vegetables, or simply watching the seasons change, it offers space to breathe.

Tucked away within the grounds is a detached annex - ideal for multi-generational living, guest accommodation, or use as a creative studio or office. It's private, peaceful, and full of potential, making this property even more adaptable for modern family life.





# Out & About

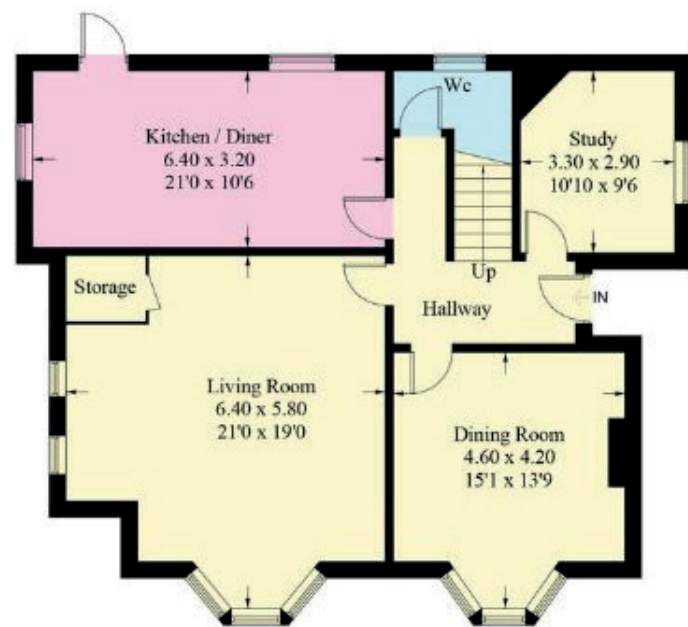
Located in the heart of Willaston, The Burf enjoys all the benefits of village living - excellent local amenities, schools, and transport links - while offering the space and tranquillity more often found in rural settings. This is a rare opportunity to own a substantial, characterful home with real soul and presence, just moments from the centre of village life.



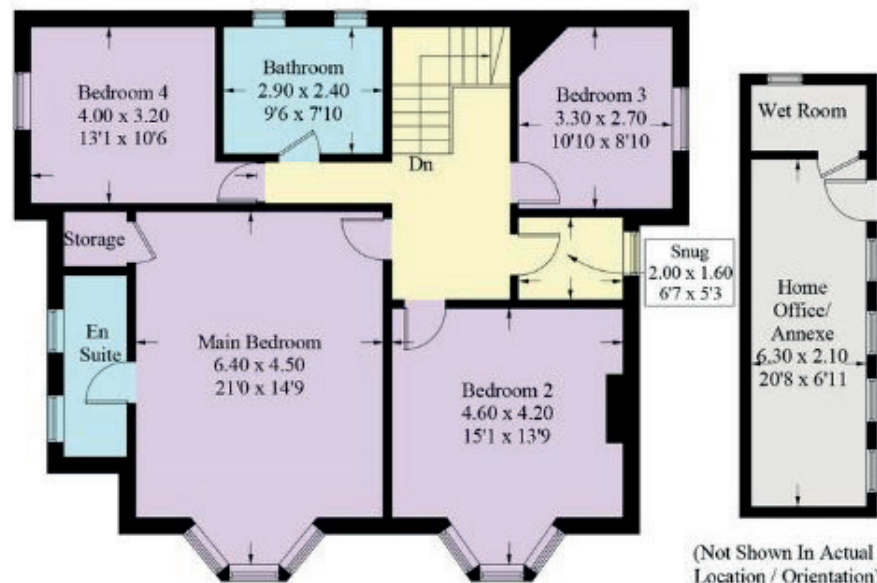




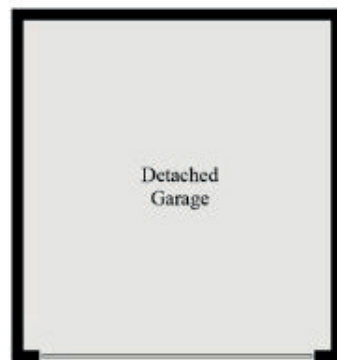
Approximate Gross Internal Area = 200.1 sq m / 2154 sq ft



Ground Floor

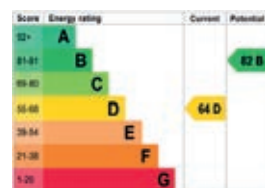


First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1196613)



## Finer Details

- Grand and elegant period property
- Spacious and refurbished annex
- Four large bedrooms
- Large gardens of almost an acre
- Central to historic Willaston Village
- High ceilings and period fireplaces
- Excellent local schools catchment area
- Walks along the Wirral Way and Dee Estuary shoreline







*presented by*



WHAT3WORDS: /obviously.cobbled.mirroring

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