



Total area: approx. 345.5 sq. metres (3719.4 sq. feet)  
For illustration purposes only - not to scale

## Station Road, Parkgate, CH64 6QJ

Offers In The Region Of £1,000,000

5 Bedroom 3 Reception 4 Bathroom B

**\*\*Architecturally Designed - Luxurious 4/5 Detached Family Home - Sought After Parkgate Location - Estuary Views\*\***

Hewitt Adams is delighted to have the opportunity to showcase this luxurious 4/5 bedroom, family home on Station Road in Parkgate. Located next to the Wirral Way, Neston Cricket Club and two minutes stroll from Parkgate promenade. The house overlooks the Cricket club sports fields and then over across towards Wales - so the VIEWS are truly spectacular. An ICONIC looking contemporary residence that is an aesthetically pleasing mixture of Brick, Render and Glass - the property is one of the most EYE-CATCHING in this highly desirable area. The accommodation on offer is bright, spacious and versatile and is skilfully arranged over three floors - perfect for modern day family living. With off-road private driveway parking and landscaped private gardens, with patio and lawns. On the doorstep there is an impressive range of sporting facilities including golf, tennis, hockey, squash and cricket. Yards from the front door of this unique home, you can walk or cycle along enchanting paths that stretch the length of the Wirral and all the way into Wales. Also having direct access to the Wirral Way enjoying tranquil walks and the serenity of this idyllic location.

The charming village of Parkgate offers so much. Indulge an extraordinary lifestyle, as this property not only offers substantial and attractive living spaces but also grants access to captivating experiences that define Parkgate as truly remarkable. Parkgate boasts picturesque surroundings and a wealth of desirable features. Discover the appeal of the stunning Promenade, with its scenic views of the Dee and the Welsh Hills. With charming cafes, delightful restaurants, and vibrant bars, the Promenade offers endless opportunities to sample varied dining experiences, socialise with friends, and embrace the vibrant community spirit - and of course, enjoy Wirral's famous ice cream!

**Ground Floor**

**Porch**

5'00 x 4'04 (1.52m x 1.32m)

Front door leading into porch with exposed brick, windows to side, further door to Entrance hall;

**Entrance Hallway**

22'00 x 9'06 (6.71m x 2.90m)

Oak staircase with glass balustrade to first floor, wooden flooring with underfloor heating; doors leading to;

**Cloak Room**

Window to front elevation.

**WC**

5'01 x 4'11 (1.55m x 1.50m)

Window to side aspect, WC, wash hand basin, tiled.

**Lounge**

22'05 x 16'08 (6.83m x 5.08m)

Sliding glass doors leading off the rear of the property, inset gas fire with living flame, wooden flooring.

**Utility**

18'09 x 8'00 (5.72m x 2.44m)

A spacious utility room with underfloor heating, comprising a range of base units with stunning Granite worksurfaces incorporating one and half sink, space and plumbing for washing machine and tumble dryer, window to side aspect.

**Bedroom**

15'01 x 13'07 (4.60m x 4.14m)

Window to front and side aspects, underfloor heating, door to ensuite.

**Ensuite**

8'10 x 5'07 (2.69m x 1.70m)

A beautifully fitted ensuite comprising WC, wash hand basin, shower cubicle, tiled flooring, window to front elevation.

**Study/Bedroom**

13'03 x 11'02 (4.04m x 3.40m)

Doors leading outside to rear, window to side, currently used as an art room, comprising a range of fitted office furniture, could also be a double bedroom.

**Integral Garage**

21'06 x 15'10 (6.55m x 4.83m)

Electric roller door, window and pedestrian door to rear, lighting and power, mezzanine and Velux window.

**First Floor**

**Open Plan Kitchen/Dining/Living**

40'07 x 14'05 (12.37m x 4.39m)

A beautifully, bright and spacious open plan kitchen/living area located on the first floor affording absolutely gorgeous views over to the Welsh Hills and Dee Estuary, the kitchen offers wall and base units with complementary work surfaces incorporating one and half sink and drainer, integrated double

oven, dishwasher, fridge and freezer, central island with Granite worktops with integrated induction hob, space for dining table, cosy seating area with window to side elevation and inset living flame fire, wall mounted recessed television, vertical central heating radiator, full length glass sliding doors leading to the balcony, staircase to second floor, doors leading to;

**Balcony**

Perfect for seating and enjoying far reaching views of the Welsh hills and Dee estuary, also having front row seats over Parkgate Cricket grounds, with feature lighting.

**Bedroom**

20'02 x 16'02 (6.15m x 4.93m)

Windows to front elevation, range of fitted mirror wardrobes, door to ensuite.

**Ensuite**

9'06 x 4'07 (2.90m x 1.40m)

Comprising; WC, wash hand basin, shower, tiled, central heating radiator, window to front aspect.

**Bedroom**

13'07 x 12'00 (4.14m x 3.66m)

Windows to front and side aspect, central heating radiator.

**Bathroom**

13'07 x 12'00 (4.14m x 3.66m)

A beautifully spacious family bathroom with free standing bath, walk in shower, WC, wash hand basin, heated towel radiator, tiled, window to front and side aspect.

**Second Floor**

**Landing**

Velux window, doors to;

**Master Suite**

40'05 x 24'00 (12.32m x 7.32m)

A luxurious master suite with French doors to side aspect with Juliet balcony, sliding glass doors leading to the balcony, three central heating radiators, two Velux windows, door to master ensuite.

**Ensuite**

15'10 x 10'03 (4.83m x 3.12m)

A stunning and spacious master ensuite with free standing bath, dual entrance walk in shower, wash hand basin with vanity unit, part tiled, two Velux windows, window to side elevation, central heating radiator.

**Balcony**

A second balcony perfect for seating and enjoying far reaching views of the Welsh hills and Dee estuary, also having front row seats over Parkgate Cricket grounds, with feature lighting.

