

# DRAFT DETAILS

# Constables

SALES & LETTINGS



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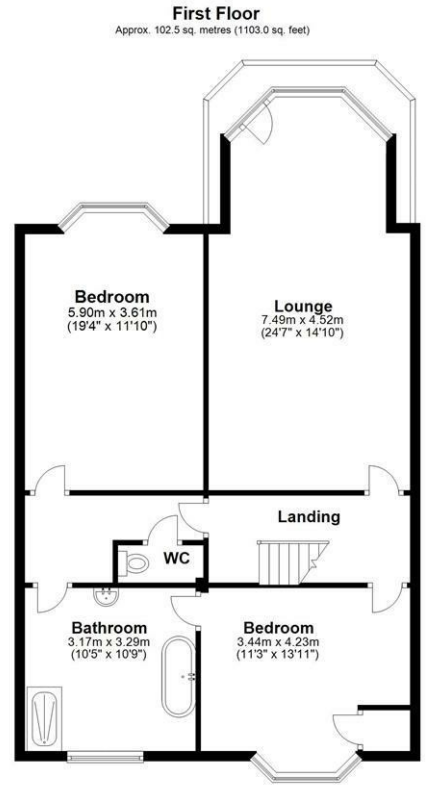
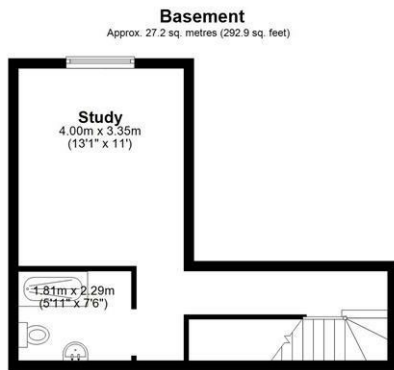
**42a Wellington Road Wallasey**

**£650,000 Guide Price**



- Impressive Late Georgian Property
- Grade II Listed
- Accommodation Arranged Over Three Floors
- Stunning Views Over to Liverpool
- Many Original Period Features
- Three Bedrooms, Two Bathrooms, Three Reception Rooms
- Basement Study/Gym and Shower Room
- Three Outbuildings, Tiered Garden, Garage.
- Council Tax Band: D
- No Onward Chain

Portland Mews is an impressive late Georgian residence that was constructed in 1835. It was the former summer house for a Liverpool merchant and the original property was sub-divided in to two substantial dwellings at a later date. The property blends historic charm with modern comfort and retains many of the original features. Noteworthy architectural details include entablature with rich Vitruvian scroll frieze, intricate cornicing and coving, Italian marble and carved wooden fireplaces, an elegant staircase with detailed spindles, a beautiful stained glass roof light on the first floor landing and an R Waygood & Co dumbwaiter. The elevated position of the property gives stunning panoramic views over the River Mersey towards the North Liverpool coast.



Total area approx. 242.3 sq. metres (2608.1 sq. feet)



NOT TO SCALE: FOR ILLUSTRATIVE PURPOSES ONLY



## Property Description

The accommodation is arranged over three floors. Externally the front of the property is accessed via a staircase leading down to the front door. In the main entrance way you will find three outbuildings handy for any storage needs you may have.

Leading in through the front door you are greeted with an impressive sized porch area which leads into the dining room. Through the beautiful stained glass door you lead into the modern kitchen. The kitchen is well-appointed with an excellent range of units, breakfast bar and a range of integrated appliance. Also on the ground floor is a sitting room boasting a beautiful bay window and an original dumbwaiter, one bedroom and a W.C. The basement is accessed on this floor and includes a study/gym and shower room.

On the first floor there are two more double bedrooms, a Jack and Jill Bathroom and W.C. This floor is completed with a large formal lounge which would have been the original ballroom; this room is perfect for entertaining and also features a balcony which looks onto the garden, the River Mersey and Liverpool - this room is an excellent spot to see breath-taking sunsets.

Externally there is a tiered garden and a recently completed patio area perfect for alfresco dining.

The property has a double length garage with electric door this provides off road parking and storage.

## Other Information

Tenure: Freehold

Grade II listed.

Conservation Area

Service: Mains Gas, Electric and Drainage

Council Tax Band: D

Local Authority: Wirral Borough Council

EPC: Exempt due to Listed Status

Floor Space: Approximately 2350 sq ft (218.3 sq m)

## Accommodation

### Ground Floor

#### Entrance Porch

25'7" x 5'8"

#### W.C.

#### Dining Room

13'7" x 11'9"

#### Kitchen

17' x 11'10"

#### Living Room

26'3" x 13'5"

#### Ground Floor Bedroom

11'2" x 13'5"

#### Hallway

## Basement

### Study

13'1" x 11'

### Shower Room

5'11" x 7'6"

## First Floor

### Landing

### Bedroom One

19'4" x 11'10"

### Bedroom Two

11'3" x 13'11"

### Formal Lounge

24'7" x 14'10"

### Bathroom

10'5" x 10'9"

### W.C.



