




Constables
SALES & LETTINGS

The Lydiate

Birkenhead Road, Willaston

£2,400 Per Month



A fantastic opportunity to let a substantial ground floor apartment, in an impressive Grade II listed Victorian Mansion. It is located in a quiet rural setting in the Wirral countryside on the outskirts of Willaston village. The property was constructed in 1857 for Duncan Graham and latterly owned by the Bibby family, prior to its conversion to apartments in 2007.

The property is set in a leafy 12-acre estate with a hard tennis court, knot garden, pond, extensive established woodland with bluebell glades and a one-hectare paddock with far-reaching views over adjacent farmland.



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SALES & LETTINGS

- Substantial Ground Floor Apartment in Converted Victorian Country House
- Two Bathrooms
- Unfurnished
- Council Tax Band: F (Cheshire West & Chester)
- Set in 12 Acres Of Landscaped Grounds
- Impressive oak-panelled Drawing-Dining Room
- Secure Gated Access & Long Driveway
- Three Bedrooms
- Well-Appointed Kitchen-Diner
- Allocated Parking

Property Description

Accessed via a grand, oak-panelled communal hall with chandeliers and wall lights,.

Hallway with useful storage space and guest WC.

The Drawing / Dining Room with its huge bay window is actually the original Oak Room of the house which has a 3m ceiling height, the original panelling and a neo-Jacobean style fire surround with Flemish strapwork. The fireplace has been restored and is truly magnificent when lit.

Kitchen fitted with white gloss base units, open shelving, tiled floor and pale green ceramic wall tiles. Neff appliances including induction hob, two ovens, microwave/oven and an integrated coffee machine and dishwasher.

Large main bedroom suite. Two large sash windows, overlooking the main

gardens, and French doors opening onto a smaller garden area shared with one other apartment. There is space for large chests of drawers either side of the bed.

Five-piece en-suite bathroom with free-standing double-ended bathtub, separate glazed shower and twin washbasin units. Marble effect tiled floor.

A good-sized second bedroom with fitted shelves and wardrobe, double aspect views via 4 windows and a stylish en suite, again with underfloor heating and a large walk-in shower.

Third bedroom - currently used as a dressing room and study - with Jack & Jill access to the second full bathroom. French doors to the small side garden.

There is also a rear porch / boot room entrance into the kitchen, via a gravel courtyard shared with one other apartment. Adjacent to the courtyard is

a dedicated parking space (in addition to two additional dedicated parking spaces in the main car park).

Location

Willaston Village with its historic and picturesque green is a 10 minute walk or 3-minute drive away. The village has an artisan bakery, Spar mini-mart, Reid's café, hair & beauty salon, barber, homewares and gift shop, dog groomer, pharmacy, school, churches, two good pubs. The beautifully restored and preserved Hadlow Road station is just around the corner, with its Stationmaster's House café and direct access onto the Wirral Way. Half a mile in the opposite direction is the Dogs Go dog park and day care.

Distances by car

Parkgate - 10 mins (great pubs, fish & chips, pizza and ice cream on the front)

Neston - 10 mins (Sainsbury's, Aldi, Tesco, Costa, Elephant, Real Food

Kitchen)
Heswall - 15 mins (M&S Food, large Tesco, great restaurants, Pilates studio etc)
Chester - 25 mins
Liverpool - 25 mins
Manchester airport - 45 mins

Reception Hall

Cloakroom

Drawing Room

24'10" x 21'8" (7.57m x 6.60m)

Kitchen

16'8" x 14'10" (5.08m x 4.52m)

Rear Porch

Master Bedroom

17'1" x 14'6" (5.21m x 4.42m)

En-Suite

Second Bedroom

17'10" x 10'3" (5.44m x 3.12m)

Third Bedroom / Dressing Room


13'4" x 9' (4.06m x 2.74m)

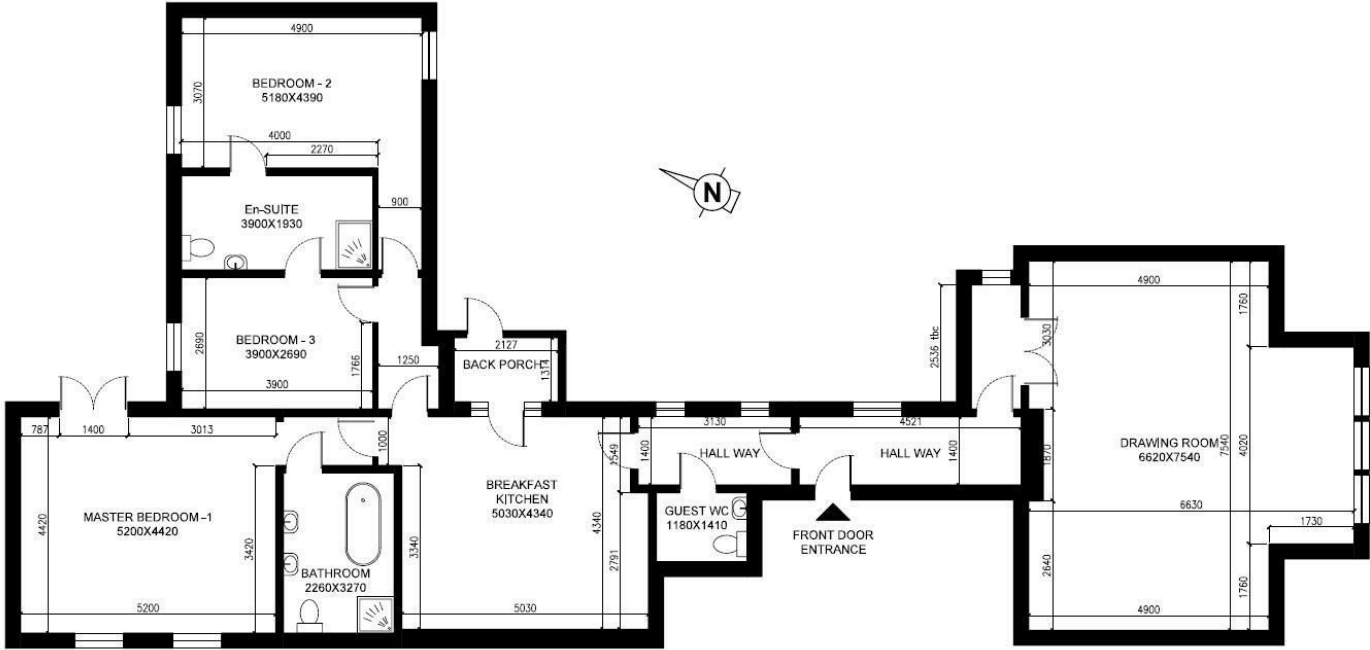
Shower Room



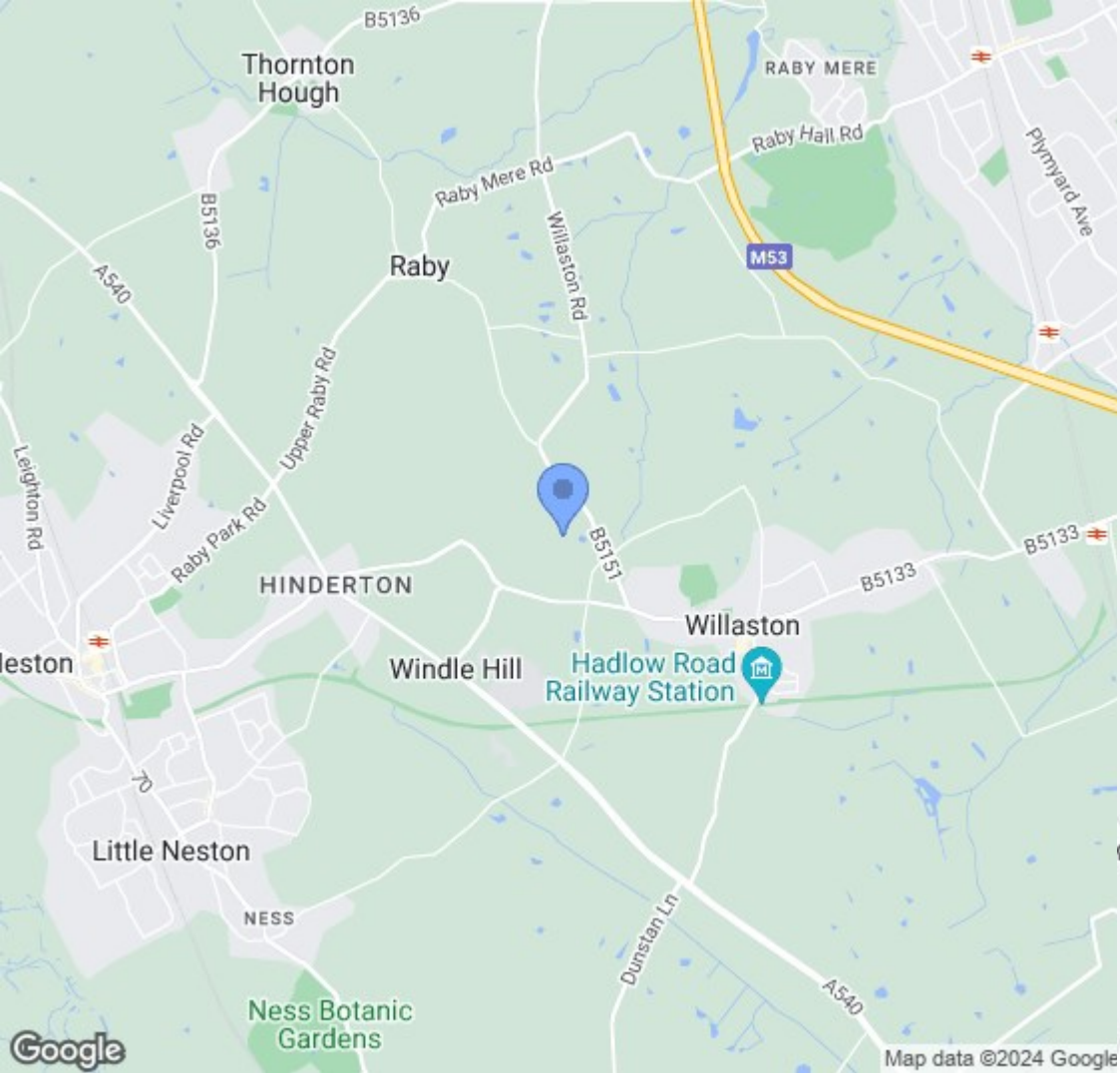


EPC & Floor Plan

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



○ THE LYDIATE FLOOR PLAN



Location Map

The Property is situated in an extremely sought after location on the edge of Willaston, a vibrant community offering activities to a wide spectrum of interests and age groups. Indeed it is a well serviced village with doctor's and dentist's surgeries, a pharmacy, post office, pubs, butchers, church and shops.

Constables

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