

DRAFT DETAILS

Constables
SALES & LETTINGS



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Stone Stack Hadlow Road

£1,100,000



- Impressive Detached Residence
- Mature Gardens and Plot Extending to Approximately 3 Acres
- Five Bedrooms
- Two Bathrooms
- Four Reception Rooms
- Double Garage
- Incredibly Private yet Accessible Location
- Tenure: Freehold
- Council Tax Band: G
- Viewings Strictly by Appointment

Constables are privileged to present to the market 'Stone Stack', a modern detached residence occupying a large plot that extends to approximately 3 acres and adjoins The Wirral Way. The property is perfectly positioned for easy access into Willaston village.

The property was constructed in the 1960s by George Davies and was later extended to create a sizeable property, there is scope to extend or re-develop further, subject to the relevant permissions.

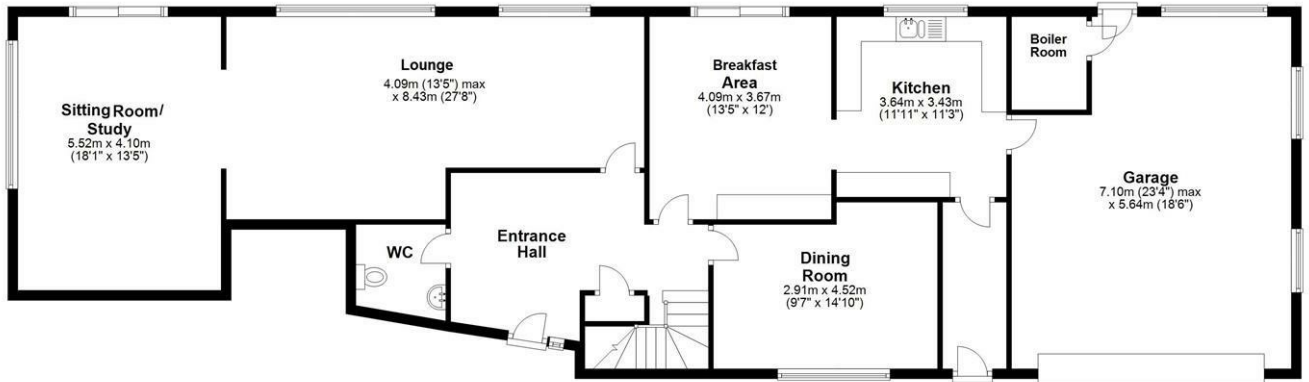
The property is accessed along a private lane and is set back from lane with mature planting providing natural private screening at the front. There is a large driveway and turning area and a double garage. The property has been designed to take advantage of the stunning views at the rear with all bedrooms, and all but one reception rooms overlooking the gardens and paddock.

The spacious accommodation comprises, a welcoming entrance hallway with cloakroom and storage cupboard. Dining room, lounge and study/sitting room. There is a separate breakfast room and a well-appointed kitchen with a range of Neff integrated appliances including a double oven, induction hob, dishwasher, and plate warmer. There is also an integrated fridge-freezer. Off the kitchen is the garage and boiler room.

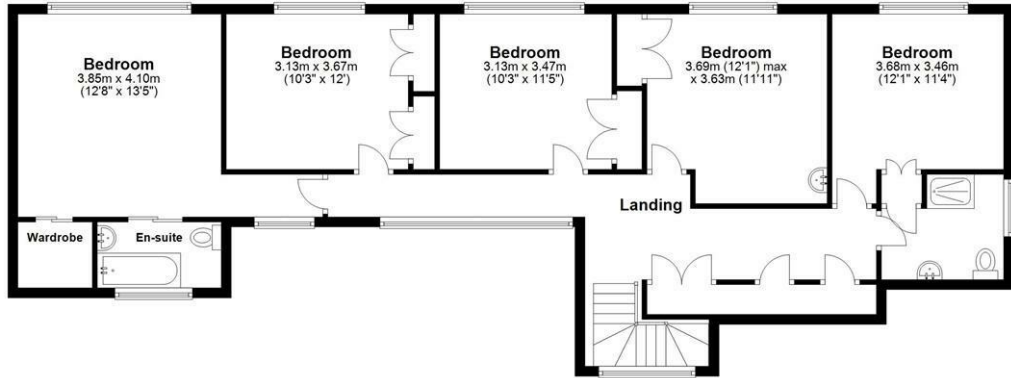
On the first floor there are five good-sized bedrooms all with built in storage cupboards or wardrobes. The main bedroom has a walk in wardrobe and en-suite bathroom and there is a separate shower room.

This impressive property must be seen to be appreciated and early viewing is essential.

Ground Floor
Approx. 163.5 sq. metres (1759.7 sq. feet)



First Floor
Approx. 104.5 sq. metres (1123.2 sq. feet)



Total area: approx. 268.0 sq. metres (2884.9 sq. feet)
Stone Stack, Hadlow Road, Willaston



NOT TO SCALE: FOR ILLUSTRATIVE PURPOSES ONLY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		



Other Information

Tenure: Freehold

Drainage: Main

Electric: Mains

Heating: Gas Mains

Council Tax Band: G (Cheshire West & Chester)

EPC: 56D

Location

The property is located in a highly sought after area and is situated within walking distance of the sought after village of Willaston which provides a comprehensive range of local services for everyday needs including convenience store, café, deli, bakery, two village pubs, doctor and dentist surgeries and a primary school. The plot adjoins The Wirral Way with a private access gate on to it.

Heswall and Neston are the nearest towns which provide a wider choice of shopping together with high street banks and supermarkets. The property is also conveniently placed for Chester and Liverpool which offer a wide range of shopping, schooling and leisure facilities.

There is a well-regarded primary school in Willaston together with several grammar schools in Wirral including West Kirby, Calday and Wirral complemented by various independent schools nearby including Birkenhead and The Firs and Kings and Queen's schools in Chester.

On the recreational front there is a variety of sporting activities in the area including sailing and windsurfing on the Marine Lake and Dee Estuary, golf clubs at Caldy, Heswall and Royal Liverpool at Hoylake. Rugby at Caldy and on the edge of Thornton Hough and The Neston Club offers cricket, hockey, tennis and squash.

Communications

The property benefits from excellent road communications being 3 miles from the M53 motorway which provides fast access to Liverpool and Chester and connects with the national motorway network including the M56 for travel to Manchester. There is a rail link from Eastham Rake to Liverpool & Chester from which there is a sub 2hr intercity service to London Euston and both Liverpool and Manchester are served with international airports.

Approximate distances: Chester 10 miles. Liverpool 10 Miles. Manchester 43 miles.

Accommodation

Entrance Hallway

Cloakroom

Dining Room

9'7" x 14'10"

Breakfast Room

13'5" x 12'

Kitchen

11'112 x 11'3"

Lounge

13'5" max x 27'8"

Study

18'1" x 13'5"

Landing

Bedroom One

12'8" x 13'5"

En-suite

Bedroom Two

10'3" x 12'

Bedroom Three

10'3" x 11'5"

Bedroom Four

12'1" max x 11'11"

Bedroom Five

12'1" x 11'4"

Shower Room

Garage

23'4" max x 18'6" max









