



Manor House
Lower Thingwall Lane | Wirral | Merseyside | CH61 1AZ

FINE & COUNTRY

MANOR HOUSE





KEY FEATURES

A charming and historic village home which has been sympathetically updated and improved by the current owners including a professionally landscaped garden to the rear which is perfect for entertaining.

A Timeless Gem on the Wirral: Your Dream Home Awaits

Nestled in the heart of the picturesque Wirral Peninsula, this enchanting former farmhouse in the charming 'Old Thingwall Village' is a rare find. With its rich history as an ancient Nordic settlement, it is known for its rural character and community spirit. This period property, with its stunning original features and high-quality finishes, is an exceptional opportunity for those seeking a warm, character-filled home.

A Warm Welcome Leading to Elegant Living Spaces

As you step through the handmade oak door, you're immediately greeted by the inviting hallway. The warmth of the sandstone snug creates a cozy space, currently used as a home office and cinema room, offers great flexibility and could easily be transformed into a ground-floor bedroom. A large window to the front aspect floods the room with natural light, creating a serene and welcoming atmosphere.

Elegant Living Spaces

The heart of this home is undoubtedly the kitchen, where practicality meets comfort. This beautifully appointed space features a log burner, making it the perfect spot for family gatherings and cozy evenings in. Adjacent to the snug is a separate dining room, ideal for hosting dinner parties and special occasions.

Luxurious Bedrooms with a View

Upstairs, you'll find four generously sized double bedrooms, each offering its own unique charm. The front bedrooms overlook the quaint courtyard and front garden, providing a peaceful retreat from the hustle and bustle of daily life. The master bedroom is a true sanctuary, complete with exposed beams, stonework, and a beautifully appointed ensuite shower room. A handmade oak door interlinks it with the neighbouring bedroom, offering the potential to create an impressive master suite with a sizeable dressing room. With separate external access, this space could also become a self-contained unit, perfect for extended family or income potential.

Modern Comforts and High-Quality Finishes

This home is hard-wired for an entertainment system and features a zoned Yamaha speaker system (included), and a Dolby atmos home cinema (available by separate negotiation). An air equalizer extraction system maintains a comfortable and healthy living environment. The high-quality finish is evident throughout, with restored door furniture and top-quality Zoffany paint adding a touch of elegance to every room. The exterior has been finished in a breathable lime render, as traditional sandstone houses require.



















SELLER INSIGHT



How long have you owned the property?
"9 years"

What attracted you to this specific house and location?

"It's a rare period property on the Wirral, with elegant features and a warm cosy family atmosphere. The outdoor space had wonderful entertaining potential. Thingwall was a Norse Viking parliament, and is now a peaceful Wirral village, with the house down a quiet country lane with a small community of lovely neighbours and fields with horse-riding schools. We loved the seclusion and lovely dog walking to Arrowe Country Park, Barnstonedale woods, Landican and Storeton, and two pubs within walking distance. All this with local shops, and only 10 minutes into Heswall, 45 minutes to Manchester and Liverpool airports, plus commuting distance to Liverpool, Chester and Manchester for work. Also, the local village shop - Morrison's local, is 50 metres away and Sainsbury's local and petrol station is half a mile. Two hospitals are in walking distance: Arrowe Park with A&E and private Spire Bupa hospital 250 yards."

What would you like to tell parents about the benefits of raising children here?

"It's within walking distance to local primary and secondary schools, safe local walks and woodland, and has an enclosed rear garden. The neighbours are lovely and you have access to horse riding. Boys and girls grammar schools are a short drives away."

What can you tell us about the history of the property and how it has been adapted since you've owned it?

"Built in 1750s as the farmhouse of 'Barn Farm', the only surviving of three farms in the old Thingwall Village. Owned by the same family until

1960s, after which the property was thoughtfully modernised, retaining period features. We have fully renovated the house and garden. To start, we re-rendered the house exterior in 2016 - removing cheaper materials and restoring the original breathable Lime - guaranteeing the local sandstone materials and ensuring a dry, warm interior. A new roof of antique-style slate was placed on the hayloft section of the house, and custom-made double-glazing installed on the first floor in the original style.

The interior renovation began with re-wiring, plumbing and plastering throughout - again in the local traditional materials. Lighting and sockets are Jim Lawrence and carpets from Roger Oates. Paints and paper were chosen from Zoffany, Farrow & Ball and Little Greene. A local carpenter and painter worked fulltime for over 12 months in the house, lovingly restoring the wood work and original features.

We extended the kitchen into the yard in 2020 - opening out the large kitchen to the south-facing sunlight, and creating a downstairs laundry, toilet and cloakroom/bootroom.

Entertainment and sound systems are installed throughout - zoned and including a Dolby Atmos home cinema room. We also have a built-in attic air regulation system, period panelling and shutters in kitchen, the kitchen beams are antique ships' masts. The boarded attic provides lots of storage, and there is Airbnb potential from the master bedroom as it has a separate hayloft entrance.

The garden was entirely re-landscaped and re-planted in 2018, providing multiple entertaining spaces, a large lawn, and shrubs and flowers that are now mature. The sunny yard has the original village

well in working order, and the patios are Indian stone, including a tree-shaded pergola with dining for ten people or more. We installed water, power and lighting in the garden for automated irrigation and lighting. We converted the outbuilding into a garden kitchen for parties."

Who do you think would be the ideal next owner?

"A couple or family seeking the country way of life after city living."

What's your favourite room and why?

"The kitchen sitting room - comfortable, welcoming and cosy in front of the fire."

Memorable/remarkable event?

"Garden parties in 2018 and 2020, easily hosting over 70 people in the garden."

What do you love about the house the most now?

"The peaceful atmosphere, and the restored original beauty for future generations."

What you'll miss most?

"The beautiful garden bathed in afternoon sunlight and the evening bird chorus."

What do you love about the local community?

"The four other houses in the lane form a lovely community of friendly and thoughtful neighbours. There are regular BBQs and get-togethers. The pub next door is welcoming and safe, and quiet in the evenings. The little shop provides all essentials with a smile. The other dog walkers pass the time of day."*









Outdoor Oasis

Step outside to discover a beautiful rear courtyard, complete with an original well and an outbuilding for storage or prep space for garden parties. The professionally landscaped gardens feature lush lawns, vibrant beds, and borders, creating a serene outdoor oasis. The upper patio is perfect for alfresco dining, while the sunken patio offers an ideal spot for unwinding and enjoying the peaceful surroundings.

A Lifestyle of Leisure and Convenience

Thingwall is a hidden gem, offering an abundance of green space, shops, pubs, and cafes, as well as excellent schooling and private medical care facilities. The village is surrounded by miles of country walks and riding stables, making it a paradise for outdoor enthusiasts. For golf lovers, there is a nearby golf course where you can enjoy a round in the stunning countryside setting.

Perfectly Connected

Despite its tranquil setting, Thingwall is incredibly well-connected. Just 15 minutes from Liverpool, 30 minutes from Chester and 45 minutes to Manchester, the location offers a wealth of cultural, shopping, and dining experiences. Whether you're commuting for work or exploring the region, you'll appreciate the convenience of this prime location. Both Manchester and Liverpool international airports are only 45 minutes away.

A Home for All Seasons

This versatile property is perfect for a variety of lifestyles. Whether you're a family looking for a spacious and characterful home, or a couple seeking an amazing space for entertaining, this house has it all. The great flexibility of accommodation even offers the potential for a self-contained element, making it ideal for extended family or income opportunities.

A Rare Opportunity

Homes like this are a rarity in the area. With its period charm, original features, and modern comforts, this former farmhouse offers a unique opportunity to own a piece of history in the heart of the Wirral. Don't miss your chance to make this enchanting property your forever home. Contact us today to arrange a viewing and experience the magic of Thingwall for yourself.

Location

Thingwall is a charming village nestled in the heart of the Wirral Peninsula offering a perfect blend of rural charm and modern amenities, making it an ideal place to call home. The village adjoins beautiful countryside, providing ample opportunities for outdoor enthusiasts to explore scenic walking and cycling trails. Just a short stroll away, you'll find Arrowe Country Park, which has woodlands, meadows, and a golf course – perfect for family picnics, leisurely walks, and nature spotting.

For those who appreciate history and culture, the nearby historic village of Thornton Hough, with its picturesque cottages and grand architecture, is just a 10-minute drive away. Here, you can immerse yourself in the rich history of the area and enjoy a visit to the charming village green and local pubs.

Thingwall's prime location offers excellent connectivity to surrounding areas. The vibrant town of Heswall is just 3 miles away, boasting a variety of boutique shops, cafes, and restaurants. For a more extensive shopping experience, the bustling city of Liverpool city centre is approximately 8 miles away. Liverpool is famed for its cultural landmarks, including the iconic Albert Dock, The Beatles Story, and the impressive Liverpool ONE shopping complex.

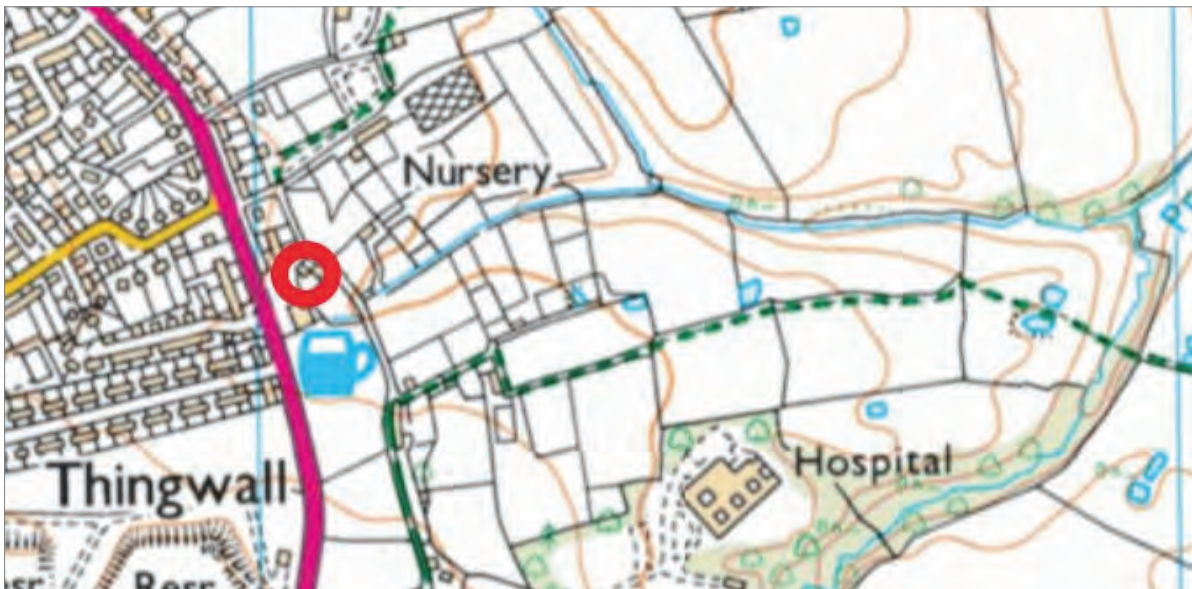
Families will be pleased to know that Thingwall is home to several highly regarded schools, making it a sought-after location for those with children. The village also benefits from excellent healthcare facilities, with Arrowe Park Hospital just a short drive away, and Spire Murrayfield 10 minutes on foot.

Public transport links are superb, with regular bus services connecting Thingwall to nearby towns and cities. The local train station in Heswall provides direct routes to Liverpool and Chester, making commuting a breeze.

In summary, Thingwall offers a harmonious blend of rural beauty and modern convenience. Whether you're seeking a peaceful retreat or a well-connected base, this delightful village has something for everyone. Come and discover the hidden gem that is Thingwall – your perfect home awaits!







Additional Information

Services: Mains electricity, water and drainage. LPG heating.

Council Tax: House – Band F.

Local Authority: Cheshire West & Chester Council

Tenure: Freehold.

Broadband: Superfast - 80 Mbps (highest available download speed) – 20 Mbps (highest available upload speed)
71.35 mb/s download – 17.71 mb/s upload.
We suggest you check speeds with your provider.

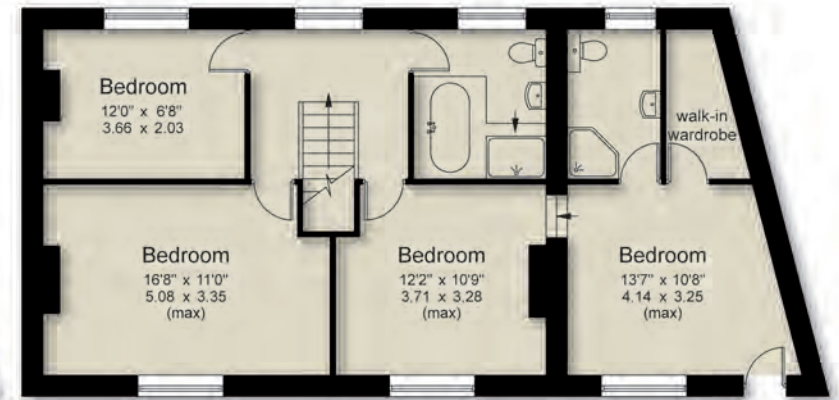
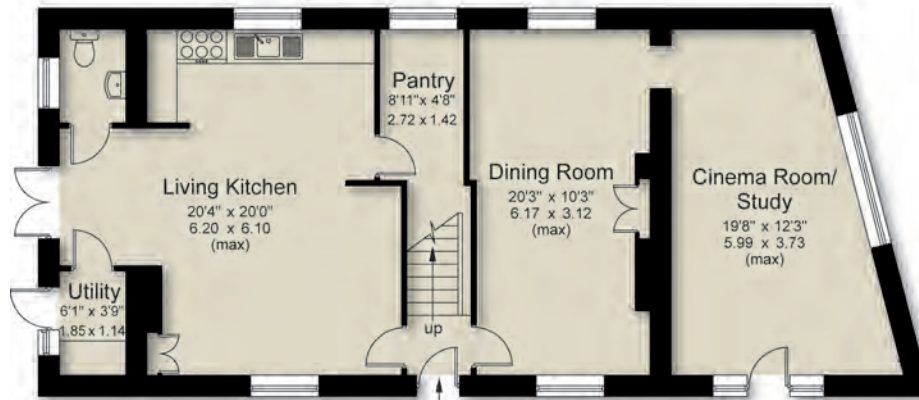
Mobile coverage: Good. We suggest you check availability with your provider.

Directions: Using the app what3words type in: timing.jets.split

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OIRO £750,000

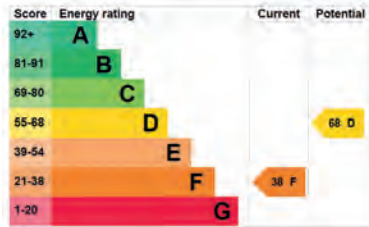
MANOR HOUSE
 LOWER THINGWALL LANE
 Approx Gross Floor Area = 1787 Sq. Feet
 = 166.0 Sq. Metres



Ground Floor

First Floor

For illustrative purposes only. Not to scale.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

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