



44a Wellington Road, Wallasey, CH45 2NG Asking Price £645,000



Bakewell and Horner are delighted to showcase Stamford Mews, a stunning Grade 2 listed villa boasting superb views of Liverpool Bay. Sitting in the heart of the Wellington Road conservation area this property dates back to the early 1800's and has been sympathetically restored and upgraded by its current owners to create what is quite simply a beautiful family home, one that boasts true grandeur but also a real charm.

The property is accessed via an attractive tiled entrance opening to the vestibule that in turn opens to the first of the reception rooms. This in turn leads to the inner hallway with a beautiful staircase dropping down to the lower level. This inner hallway gives access to the second reception room which is perfect as a home office, and the drawing room with simply stunning views and access to the charming balcony. The shower room and the dining kitchen can also be found on this level.

Taking the stairs to the lower level you will find the four well proportioned bedrooms, two of which give access to a rear courtyard and two of which look out across the extensive gardens that drop down to the Promenade. A family bathroom also sits on this level and this boasts Italian marble tiling, a separate shower and a bath.

The previously mentioned balcony has a spiral staircase that takes you down to the garden with a black and white check tiled patio area extending to the lawn with established borders. A bbq area has been created half way down which also takes in full appreciation on the views.

A superb property with fantastic outdoor space including off road parking available directly from Wellington Road itself but also via double opening gates giving access to the second driveway found off the Promenade itself. Given the amount of land on offer there is scope for further development subject to any necessary planning consent.

A viewing is advised to fully appreciate.

EPC rating TBC. Council Tax D.

- Stunning Period Villa With Sea Views
- Charm and Character Throughout
- Extensive Gardens
- Spacious Well Planned Accommodation
- Superb Drawing Room With Balcony Off
- Dining Kitchen
- Four Bedrooms and Two Bathrooms
- Council Tax Band D
- Viewing Advised

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1067 sq. ft, 99 m², FLOOR 2: 1245 sq. ft, 116 m²
 TOTAL: 2312 sq. ft, 215 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



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