

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



3



2



2



EPC

Council Tax



Stanley Lane, Eastham Village

Guide Price
£495,000

Absolutely breath-taking! Formerly the school hall at St Marys School, Number 1, is the largest of the conversions and the current owners have lovingly and meticulously crafted a stunning, one off home. Jaw droppingly good from the moment you make your way to the private entrance through the sandstone arch where you will find a timber door greeting you as you make your way into the accommodation...

School Villas is a Grade II listed building which oozes character and charm. Positioned in the heart of Eastham Village and offers so much including period features, original detailing and a contemporary finish with "mod cons" such as underfloor heating. The accommodation is unique, offering stunning open plan living kitchen, separate lounge with double height vaulted ceiling and a downstairs VVC whilst upstairs will boast exquisite rooms with full height ceilings, sandstone features and exposed beams not forgetting a good size garden rear and 2 x private parking spaces.

A spacious entrance hall with ample space for coats with picture window allowing you to have a glimpse of the rear garden before making your way through the timber door with upper glazed section into the reception hall. This is where you are drawn to the inglenook sandstone fireplace with log burner, making this the heart of the home with reception on the right, living kitchen on the left and turned staircase leading to the first floor. Not forgetting the all important downstairs WC.

The living room will blow you away boasting a double height vaulted ceiling with Juliet balconies from the bedrooms above, stunning sandstone feature wall with Gothic windows (double glazed), log burner and underfloor heating which continues throughout the ground floor.

A stunning living kitchen ideal for entertaining and family time with a bespoke fitting kitchen on the left hand side with a wide range of wall and base units with complimentary Granite worktops with inset sink, central cooking range, dishwasher and full height fridge and freezer. A large island with matching granite worktops and breakfast bar with ample storage below and open to the dining area where you will find space for a bespoke 8 person table whilst to the rear you have full width bi-fold doors opening onto the garden.





A pair of Gothic windows on the half landing allow natural light pour in with a spacious landing with vaulted ceilings, exposed timber and providing access to all rooms. You will also find a built in utility cupboard with plumbing for washing machine, space for dryer and further storage.

Wow... just take a moment to appreciate this stunning room. Full height exposed sandstone wall to the rear with Gothic windows overlooking the garden with restored structural timber beams. The room itself spans the full width and incorporates a built cupboard and en-suite shower room.

You will also find 2 further bedrooms which also enjoy vaulted ceilings with sky lights, built in storage and Juliet balconies with sliding doors which overlook the living area.

Finally the bathroom offering a 4 piece suite with separate corner shower, free standing bath, wash basin and WVC with complimentary tiling, large skylight and vaulted ceilings.

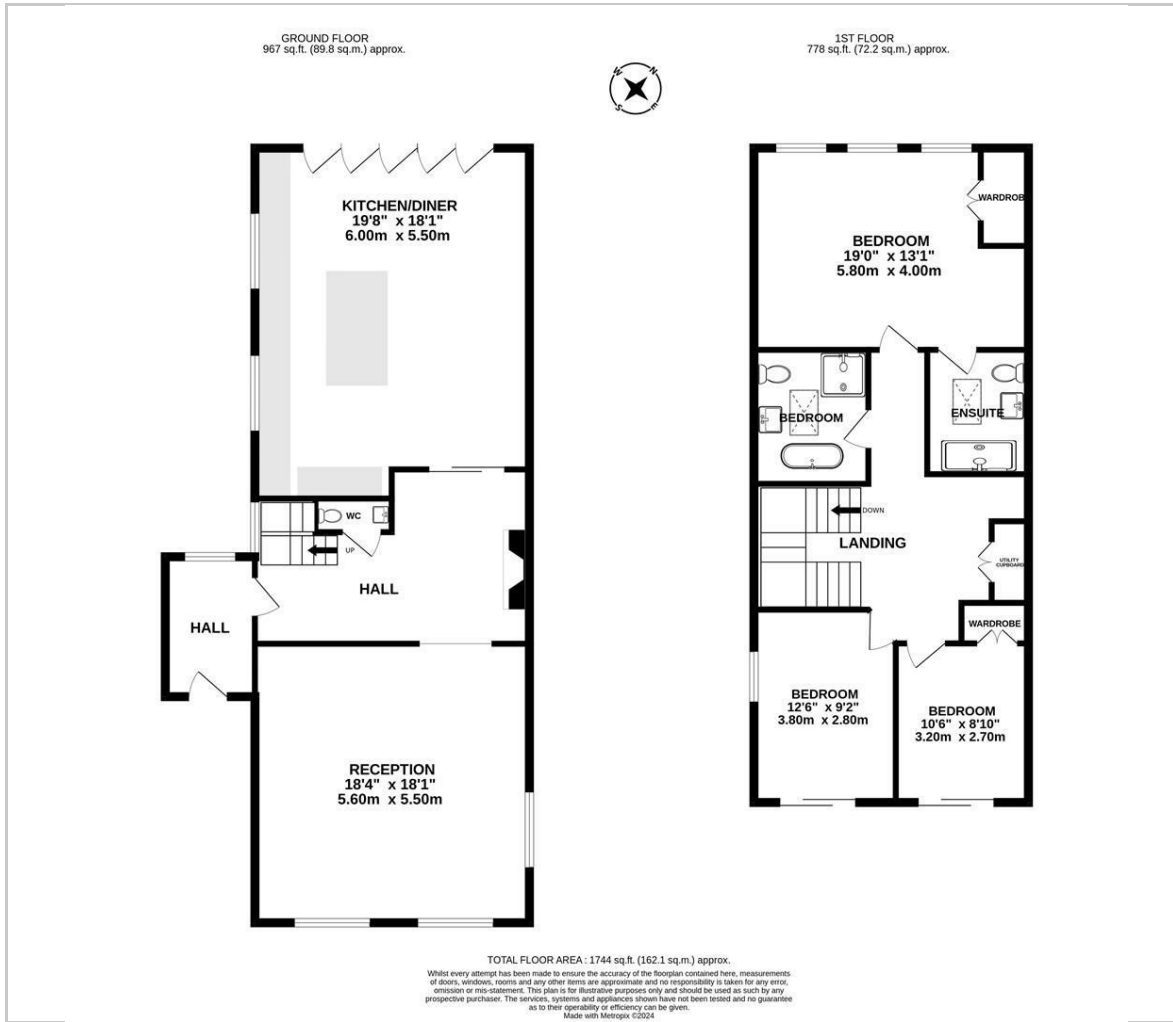
To the rear you will have a private garden with patio area off the living kitchen which continues to the side whilst the majority is laid to lawn pathway leading to the rear with gated access to the parking area, fence and stone boundaries. The parking spaces are accessed via the private gated entrance to the side.

With the development having the benefit of secure gated parking the 5 owners have agreed to pay £XX pcm to cover the costs involved. This should be clarified by your legal representative prior to purchase.

Listed Building No 1185614



Floor Plan



Viewing

Please contact our Brennan Ayre O'Neill - Bromborough Office on 0151 343 9060 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Brennan Ayre O'Neill
Estate Agents | Surveyors | Property Managers

12 High Street, Bromborough, Wirral, CH62 7HA
Tel: 0151 343 9060
Email: Bromborough@b-a-o.com
www.b-a-o.com

