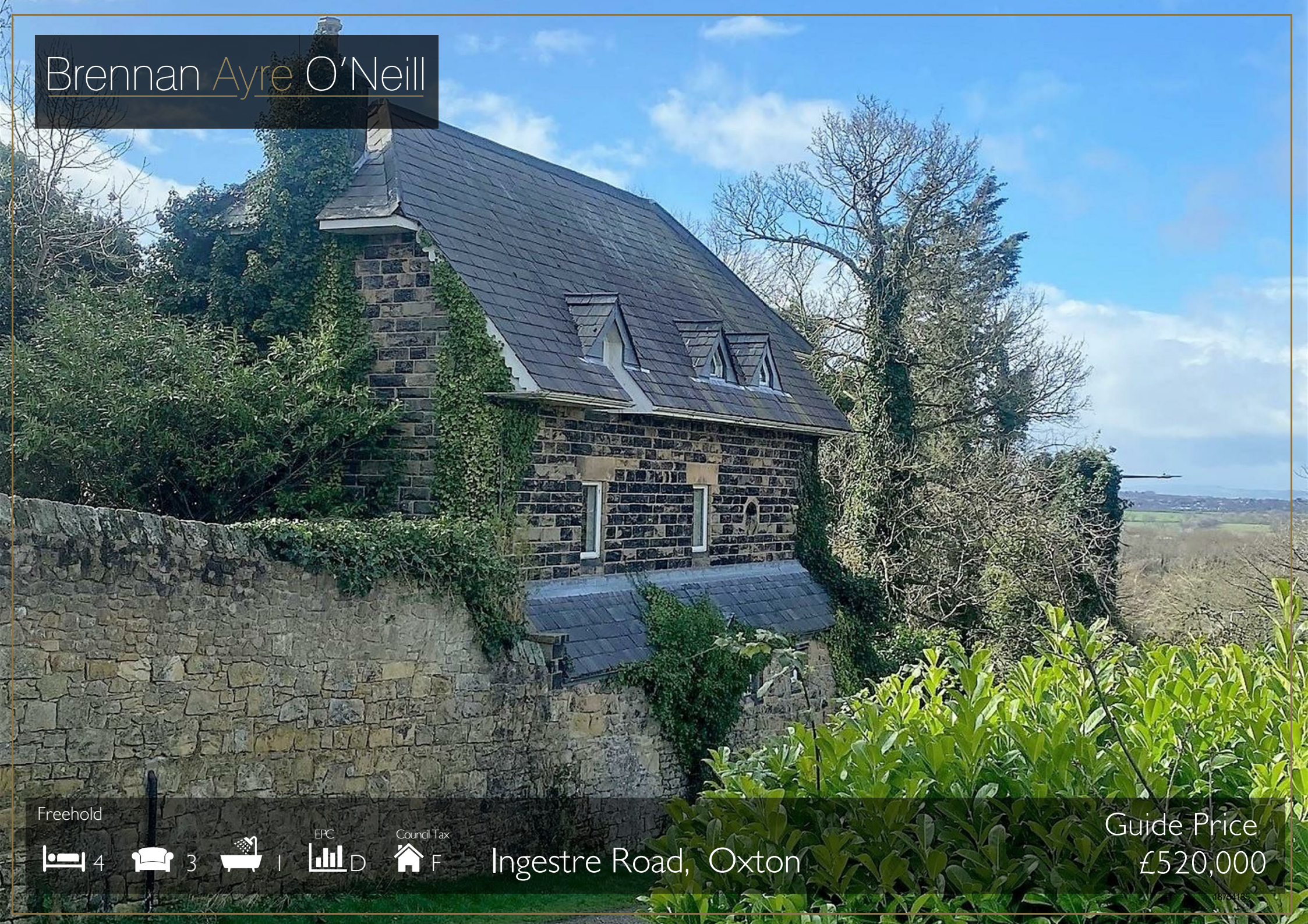


Brennan Ayre O'Neill



Freehold



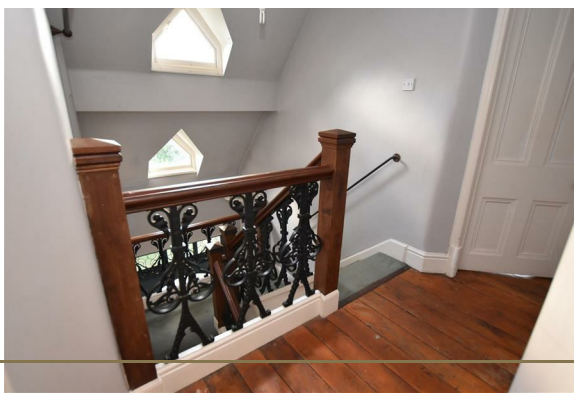
Ingestre Road, Oxton

Guide Price
£520,000

Standing in almost a quarter of an acre, New Place is an architecturally unique and intriguing property, a spacious and elegant home which comes for sale with a building plot within substantial grounds. The plot has foundations and services laid after planning permission was granted; New Place comprises one of three individual design homes accessed along a cobbled and gated drive. The detailed features and design of each give this group of houses their unique interest and appeal. They are all built from the same local yellow sandstone, salvaged from the conversion of the 'mother' house, West Ridge: formally a grand Victorian house, set in its own grounds. Interestingly, as old and as 'period' as these homes appear, they were built during the mid to late eighties and early nineties. We understand the boundaries of Oxton Conservation were altered to envelop this development - a clear sign of appreciation of the architects design and build, we say. Other architectural influences, notably French and southern European will undoubtedly become more apparent during your tour...

Starting at the top of the house, New Place, as you can see from our floor plan, is presented over three floors. All four bedrooms are situated on the second floor, all four have either south easterly or south westerly views. They are serviced by a 'family' bathroom, however there is a walk in closet in the 'master' bedroom which would be ideal en suite facilities.

Moving down a floor to the entrance hall of the house, with its lovingly salvaged wrought ironwork staircase. Either side of the hall are the two principle reception rooms, one having a study area set to the side. At the lower level, stairs lead to cloakroom facilities, before entering a well proportioned kitchen/diner, on the south side of the house enjoying access and views to the garden. Access from the kitchen side (Aga in situ) off this room leads through to a utility area, storage facilities and onto a large square room. Set slightly apart from the main house, this area would lend itself well to additional accommodation for relatives, home office facilities or teenage breakout space. New Place has gas central heating to 'skirt' radiators.





Conclusions

So altogether an interesting proposition. A house of a period nature by appearance which as you see from the floor plan, competes easily for floor space against any contemporary detached house in its price league. A house that invites your input and offers many exciting possibilities for you to plan, and to remodel and upgrade, if desired. An opportunity then to refurbish a grand and striking house, that stands within the conservation area of Oxton Village. Within this area, full of beautiful period architecture and listed buildings, New Place holds its own, capable of both blending in and standing out, with its sensitive and confident design.

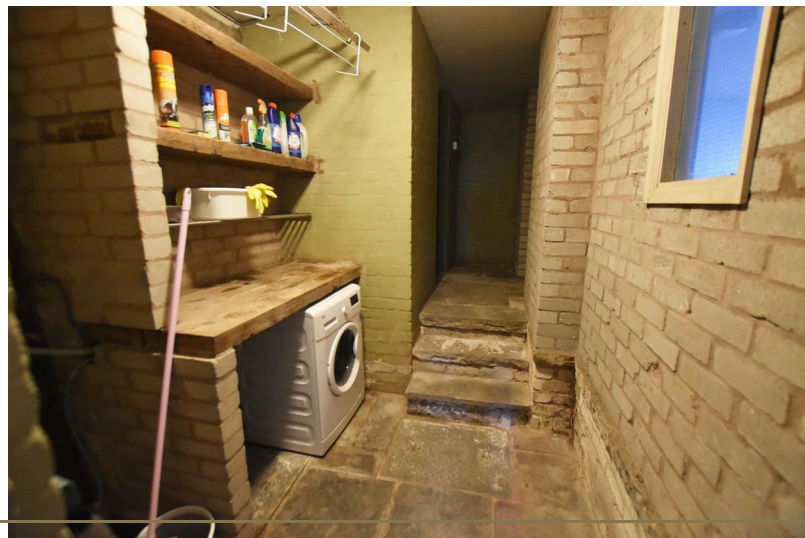
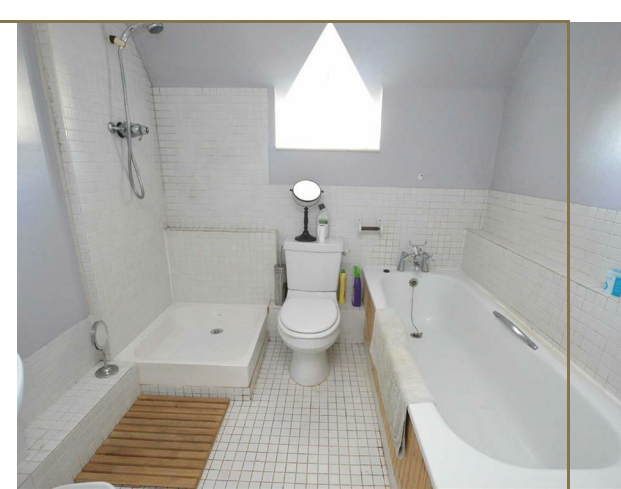
Within our slide show of images you will find, as a rough guide only, an aerial map highlighting the site - it extends to just under 0.25 of an acre. This includes the majority of mature gardens facing a south westerly orientation with particularly good views over the lower tree tops towards North Wales at both first and second floor level.

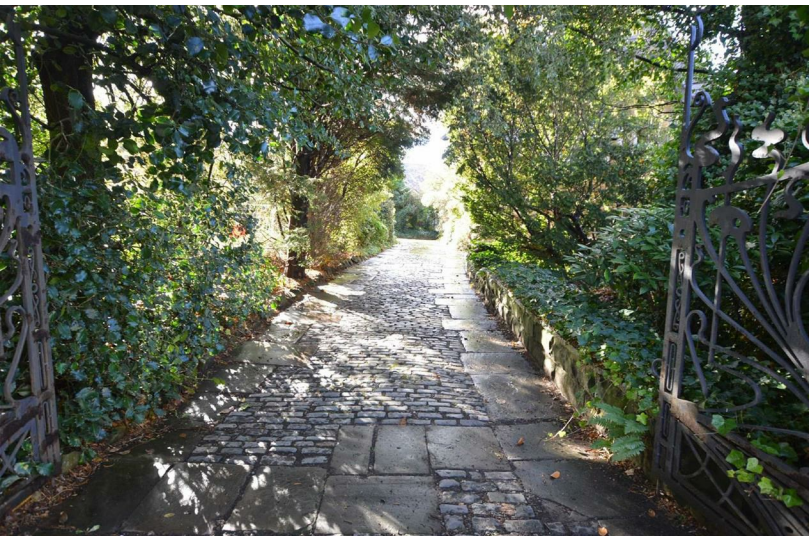
Within this large garden plot sits foundations for a dwelling. Our client had planning permission granted to build a circular house of approximately 1,400 square feet. Footings and services are laid and as such, permission to develop remains in situ.

While the value for selling the building plot would be far greater presented as a separate entity; building plot for sale, separate from the house sale; circumstances are such that our client instructs us to sell the two combined' offering them with a considerably more attractive guide price. This approved site may be used for the construction of a three storey house with a south facing aspect and garden, carefully designed and proportioned for the space. The plot may equally be of interest for the installation of a landscaped garden office for home working, or similar (we would refer you to the original planning application APP/15/01289 on WBC's planning portal, for your consideration).

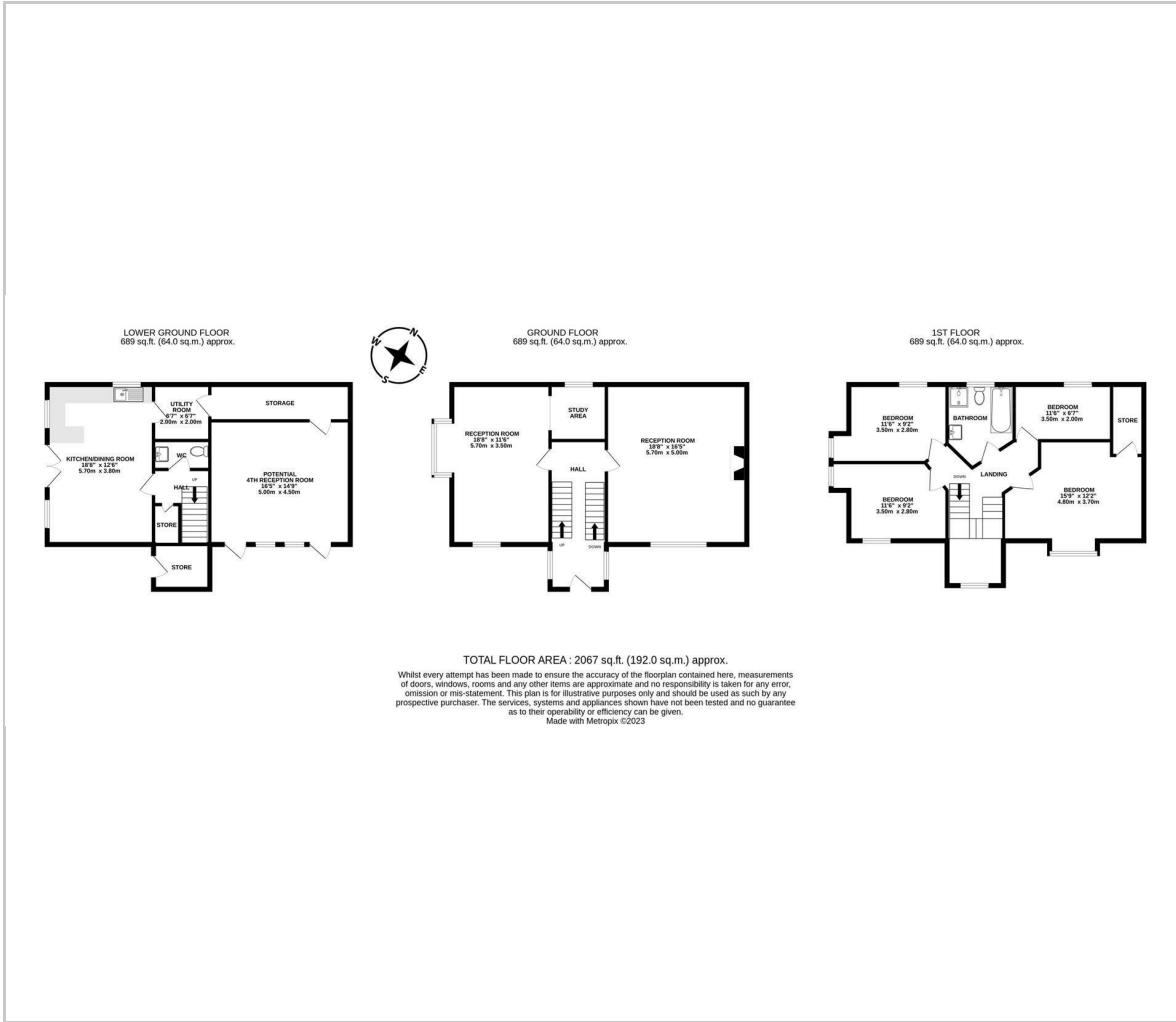
Locator

Easily passed by and missed, the gated and cobbled shared drive sits inconspicuously on the corner of Ingestre Road and Mill Hill and has a calm, tucked away feel. You see this cluster of handsome period style homes standing behind a sandstone wall adjacent to The Little Arno. New Place sits elevated above Duck Pond Lane and St Saviour's Primary School. In the other direction Oxton Village is within a five to ten minute walk. The motorway spur, Birkenhead School and BHSA schools just a couple of minutes only by car. For your Sat Nav: CH43 5TZ





Floor Plan



Viewing

Please contact our Brennan Ayre O'Neill - Prenton Office on 0151 608 8586 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.



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