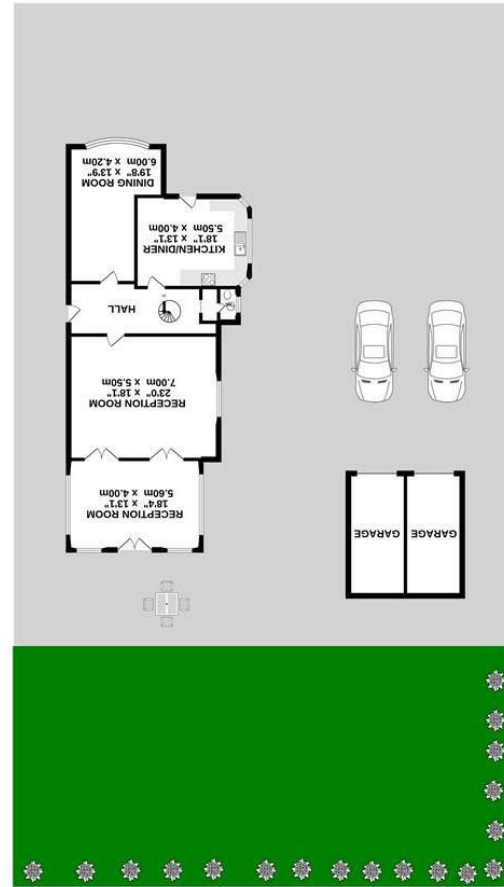


While every attempt has been made to ensure the accuracy of the floorplans, measurements of doors, windows, rooms and areas are approximate and no responsibility is taken for any errors or omissions. The floorplans are provided for guidance only and should not be relied upon for any legal purposes. The services, systems and appliances shown have not been tested and no guarantee is given. Made with AutoCAD 2022.

TOTAL FLOOR AREA: 1550 sq. ft. (144.0 sq. m.) approx.



1st Floor: 1000 sq. ft. approx.



Ground Floor: 550 sq. ft. approx.

Brennan Ayre O'Neill

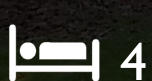


West Road, Noctorum CH43 9UH

Guide Price

0151 608 8586

prenton@b-a-o.com



£449,000

377 Woodchurch Road, Prenton, Wirral,

www.b-a-o.com

We would rather not give too much away of all of the character detail of this coach house. Built for the associated gentleman's manor house, Tynron, and commissioned by the Dempster family in 1882. However just to whet one's appetite, here are a few of it's features; hay loft doors, pitched pine floor boards (rich in texture and natural coloured) wrought iron work, square set cobbles; an iron hopper, blacksmith's grate and of course no self respecting coach house would be without its tower and weather vane.

But for those of you who are more practical, you'll want to concentrate on the accommodation on offer so we would refer you to our floor plan below. The threshold and entrance to the hall is to the side of the coach house. The day to day comings and goings are via the stable door which opens immediately to a handsomely proportioned and unusually shaped hexagonal family kitchen breakfast room. This in turn takes you to the hall, and to two of the three, generous sized reception rooms either side of the main front door. Also there are cloakroom facilities tucked away behind the spiral staircase.

One catches the view of the garden as soon as one steps into the rear south facing reception room, a room which spans the full width of the coach house. From here we then move directly through double doors into the sun lounge. A room as wide as the former, with deep windows ensuring full garden views are optimised.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute and part of an offer or contract. Intending purchasers should not rely on them as statements or 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 this property. We have not tested any services nor appliances and cannot give any assurances or warranties as to their condition or reliability. All measurements are approximate having been taken with an electronic measuring device.



Upstairs, the main bedroom is a substantial double with wardrobes and en suite. There are three smaller rooms serviced by a good sized bathroom along the attractive landing - note the original pitched pine floorboards. The two rear facing bedrooms have joint access to a large balcony area - the view from which is captured within our slide show of photographs - a very pleasant and peaceful setting it is.

Tynron Cottage is set comfortably back from the road and is considerably well protected from it by high sandstone walls. A pair of wrought iron gates, together with a pedestrian gate, offer security. A gravelled drive is set in front of and around the property, leading on down to the side of the coach house and towards the garage. There's ample parking for up to 5 to 6 cars.

Altogether then, an interesting and very attractive property. A property that offers just as much character as it does versatility and practicality.

Tynron Cottage is just a few minutes by car to a number of nearby schools: St Anselm's and nearer still BHS and Birkenhead School. For work in the city, the choice is a ten minute drive to the Tunnel or the same to Bidston or Birkenhead North Stations for free parking and a train to Liverpool. For Sat Nav: CH43 9UH.

