

Brennan Ayre O'Neill



Freehold

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EPC

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Kingsmead Road South, Prenton

Offers Over
£800,000

This property is already under offer prior to market. No further viewings accepted.

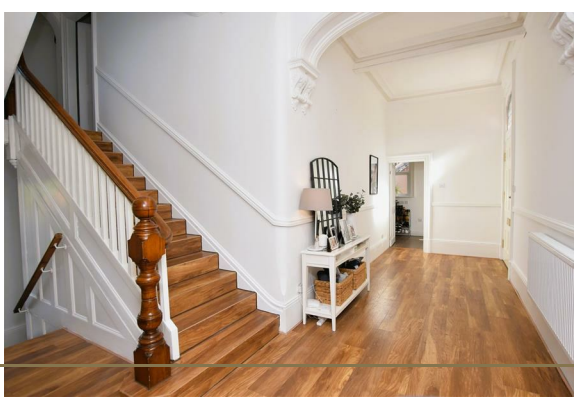
An incredibly beautiful home, where classical neutral tones seamlessly blend with an abundance of light filled interiors, offering a truly remarkable living experience with a wealth of space (over 5,000 sq feet / 484 sqm).

During our clients' ownership, many new additions and attractions have been introduced. The layout to this substantial home, is self-explanatory and set out within our floor plan listed. It is of a scale which has been rare to find in the market place for some time.

Some of those additions we would like to share with you. These extend to a new heating system and electrical rewire; to the replacement of lower-level roofs with new gutters and flashings; introduction of wood burners, (and flue liners where relevant) and upgrading three of the five bathroom/shower rooms; with floor coverings to a quite sizeable entrance hall and stairs; to a full tanking and renovation of the basement accommodation. These are some of those improvements, with various other introductions besides, more of which are listed further into our introduction.

We have classed this magnificent home as a ten bedroomed property, with five bath or shower rooms under 'Key Features' on Rightmove's property portal. In fact, two of these bedrooms together with a four piece bathroom suite and reception/kitchen (with wood burning stove) lie within an excellent semi-independent apartment found at lower ground level. As you enter through the grand door and hallway, you are greeted by three beautifully and traditionally presented reception rooms. Follow the hallway down to the kitchen diner at the rear of the house, offering a great family entertaining space. Within the kitchen, three sets of double doors bringing ample natural light provide the easiest of access to the patio and sizeable garden.

Completing the ground floor is a further refurbished shower room and utility/cloakroom.





Presented over two floors are eight beautifully presented 'double' sized bedrooms and a further three bath/shower room suites. One of the bedrooms is currently laid out as a double office and with eight bedrooms you would easily have space for a home gym or cinema room!

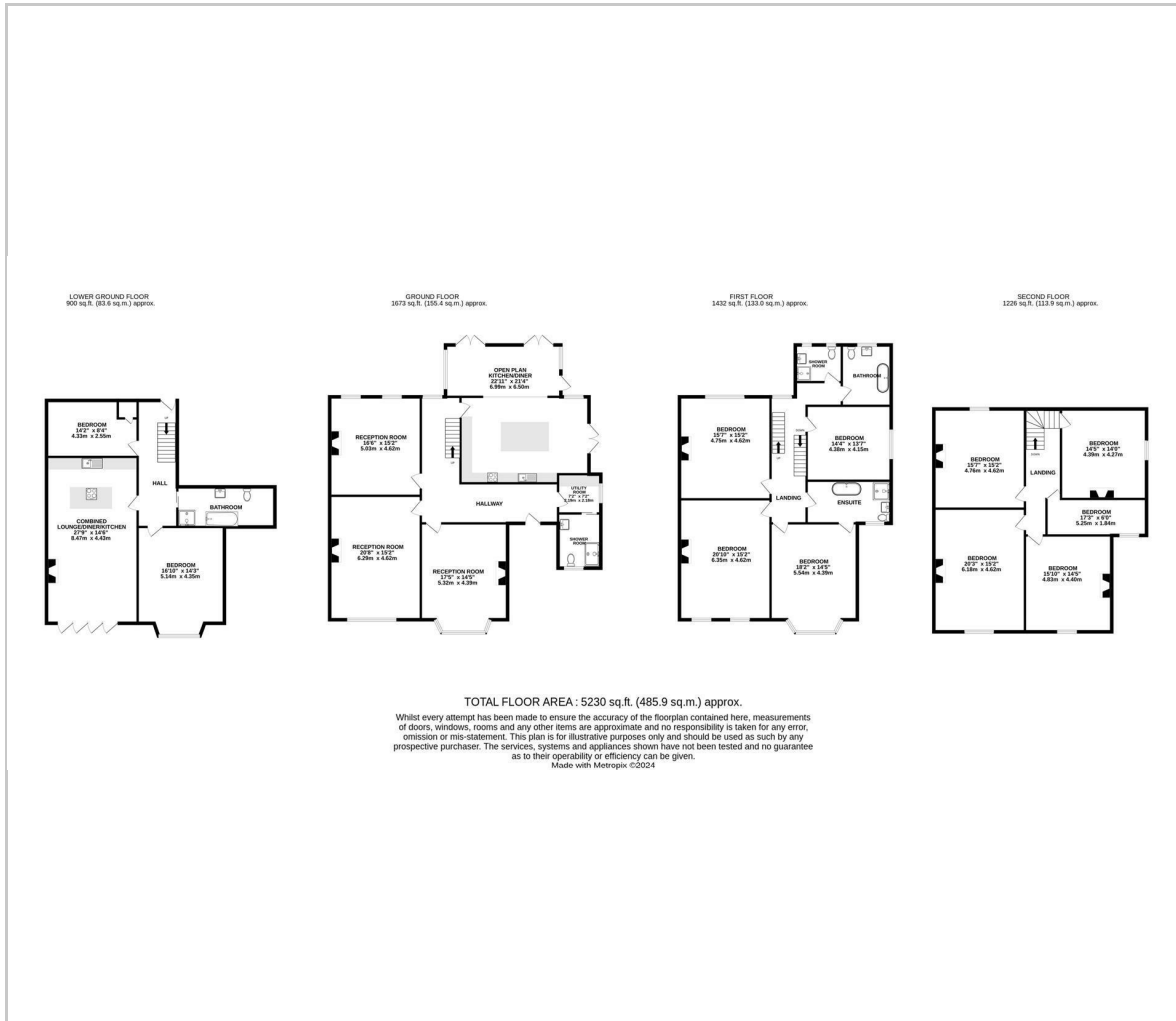
Other additions/improvements to the house include improvements to the traditional deep skirting boards and picture rails; renovation and restoration to the original oak front door and triple glazing to the stain glass. The new heating system is run off a Viessmann boiler and together with the wood burners, two new stone fireplaces have been introduced. New fencing has also been installed to all boundaries of the rear garden plot.

The apartment at lower ground level has bi-folding patio doors which bring you in to the combined kitchen/living room, the view from which is very private. The patio doors open up onto its own sunken and south facing patio, with the gentlest of easy rising stone steps taking you up to the drive. Of course, there is also access from within the apartment via its hallway, directly up to the hall of the main house. In writing this description we would have to say that this apartment created from within the basement rooms of this house is one of a particular high standard and one of the very best conversions of such space we have the pleasure of marketing.

The large garden at the rear of the house, patio and extensive parking are even more impressive features of this grand property. All that is left for us, is to find the next family to enjoy this wonderful home – we suspect it won't take long.

Kingsmead Road South stands opposite Birkenhead School. BHSA is a five minute walk. The tunnel for work in the city, ten minutes by car. For directions please sat nav: CH43 6TA

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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