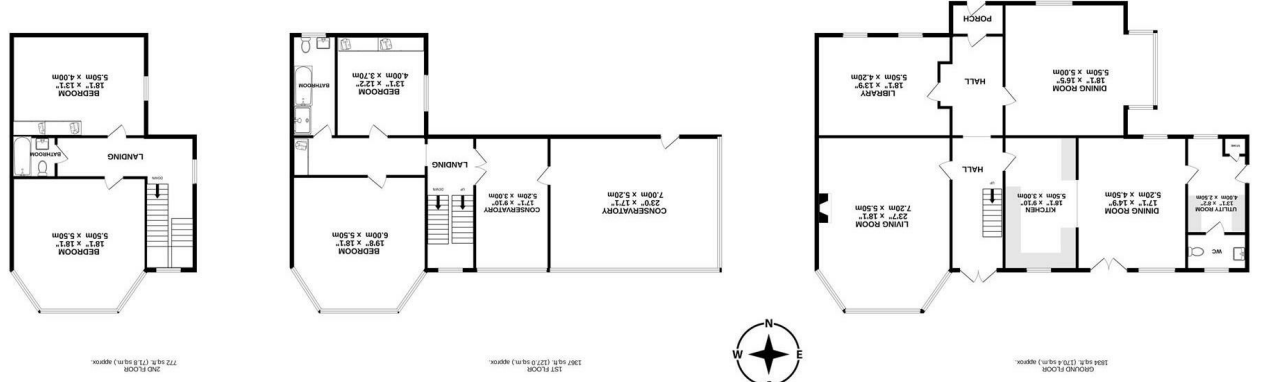




When every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. ©2024



Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Mere Hall, Oxton CH43 9TZ

Guide Price

0151 608 8586

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£775,000

377 Woodchurch Road, Prenton, Wirral,

www.b-a-o.com

Should you take a look at our drone footage, you'll appreciate the orientation of the house at its best from this, with its elevated position standing along Noctorum Ridge with a fabulous view across Wirral. The perimeter of Mere Hall to the east and west are defined by handsome listed sandstone walls. On approach along this hugely attractive private drive you will first see East Wing, its parking immediately in front and of course its own entrance. Note, if you will, the gardens to the front of Mere Hall are, whilst not physically defined, individually divided between some residents.



We say the internal accommodation is as spectacular indeed probably more so than our slide show of photographs suggest. A hugely welcoming, beautiful entrance hall runs from front to rear giving immediate access to the garden. There are three entertaining rooms; living room, dining room and library; each very much with their own characteristics and ambience. Each reception room magnificent, offering quite beautiful architectural detail.



In contrast, the family kitchen is a contemporary affair, of course, with a comprehensive working kitchen area separate from yet open to a sizeable family room. Room enough indeed for a family table and settees. (Also with access and views to the garden). Off here are: boot room/utility/wc etc.



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.



Up at first floor landing and to the right, step up and into the conservatory. A fabulously intriguing glass house 'room' with some of the very best views south and south westwards through the canopy of trees and over towards mid wirral. This piece, we understand, was dismantled and brought from a period home in Christleton, Cheshire. Whilst it is an exceptionally peaceful place to sit and enjoy it very much gives the sense for excellent and unusual entertaining space too; something our client can confirm.

Across the landing and to the master bedroom. A considerably large bedroom with more beautiful windows and views. The second bedroom to this floor has an easterly view; has access to loft space and wardrobes. A four piece bathroom suite services this floor, a bathroom with its own box paneled ceiling, no less.

The second floor has a spectacular view from within the front bedroom, whilst the splendid detail to the architectural roof truss is apparent and another key feature together with the richness of the original floor boarding.

Referencing the gardens once more, much can be seen from our stills and drone footage. We highlight the boundary via an aerial map outlining the same. We came cross an old photo frame which we have also added. The contrast of landscape usage from then, compared to now are apparent; fair to say this untainted and secluded acreage remains just that.

Locator

Taken blind folded and deposited within this spectacular setting we believe you'd be hard pressed to appreciate that you were standing in the middle of suburbia. And that fact of course lends another major attraction to East Wing -may if there weren't enough already. What a pleasure it may be for you to cycle your children to Birkenhead School for example; a cycle that would take no more than ten minutes. Or take the car, drop them off here or at BHSA for girls or St Anselm's College for boys and carry on towards the tunnel for the city - that, traffic dependant will take just about the same time, maybe five minutes more. The access for the motorway for Chester is a similar time of travel. For directions please Sat Nav: CH43 9TZ

