

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

GLENBURN

Freehold



Storeton Road, Prenton

Guide Price
£785,000

As you can clearly see, aesthetically this is an immensely handsome Edwardian detached home. A 'Period' home which sits perfectly well within its own sensibly proportionate gardens, noticeably set considerably back from Storeton Road; (very well screened from it too). Over to the rear of the house is a substantial double storey extension engineered in the most fitting of ways to blend in seamlessly with the original. This extension alone provides two significant additional spaces which we refer to a little later. The new, with the existing, creates hugely comfortable family accommodation both at ground and at first floor levels...

In addition to the main residence there is a contemporary twin, co joined garden room suite; a studio and separate gym, as they are currently defined; with one room having en suite shower facilities. Both rooms have their own patio/bi fold door access, west facing towards the garden. (The garden's orientation from the house is south, south west). This space clearly enables a variety of uses and in doing so offers an added dimension to the overall versatility of Glenburn. This out door 'system' (good lighting and heating naturally provided) was extended during 2023 and installed by Rubicon.

Back to the main house and let us consider the double height extension. This was carried out during 2016. There is a considerable amount of 'detail' in this extension work that provides as seamless an integration to the main build of the house as we have suggested. Within is a fabulously enviable family kitchen room. An extensive kitchen presented by White Feather Kitchen Designs, a kitchen offering extensive granite work tops, hot water, a generous range of units of all descriptions, multi fuel oven facilities as well as dishwasher etc. This room has very generous dining facilities too and comes with both access and views to the garden. In conclusion, for those who prefer more inormal dining/ entertaining, this is perfect space.

Above here and as part of that extension comes an enviable master bedrooms suite. There are walk in 'his & her' wardrobe facilities in addition to a extra large en suite shower room. This room also looks upon the rear garden,





Referring to the original space and rooms with Glenburn we make the following observations: There are some pertinent and original 'character' features, as well as some added ones; typically found as in any 'period' home lying within the vestibule and entrance hall. Either side of this very attractive hallway are two reception rooms. One, combined out of originally two, has significant depth whilst also enjoying a bay window. (as you can see from our floor plan). The other is an especially attractive room and benefits from a sizeable wood burning stove.

'And there's more, so much more'...as they say. To complete the ground floor accommodation take note please of the other recent addition; the 'sun room' - quiet space, no doubt; space to relax and ponder the garden from its vantage point. Furthermore here's also an extra large utility room and cloakroom facility to complete the description of the floor.

Back up at first floor and the three remaining bedrooms are all good 'double sized bedrooms. One with en suite shower room facilities; one with a store cupboard/room which would suite the installation of an en suite, whilst there is also another generously proportioned bathroom comprising a four piece suite (please take note of the sizes of this room together with master bedroom suite - and the walk in wardrobes for appreciation of same).

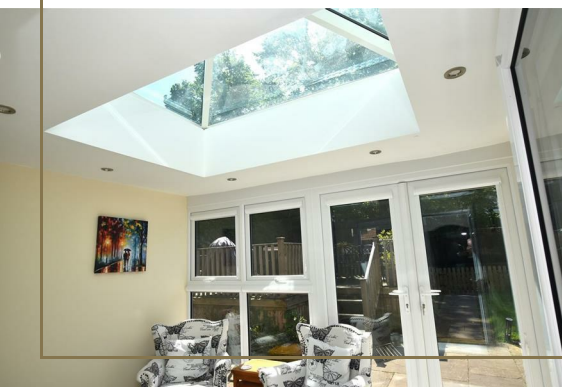
Outdoors

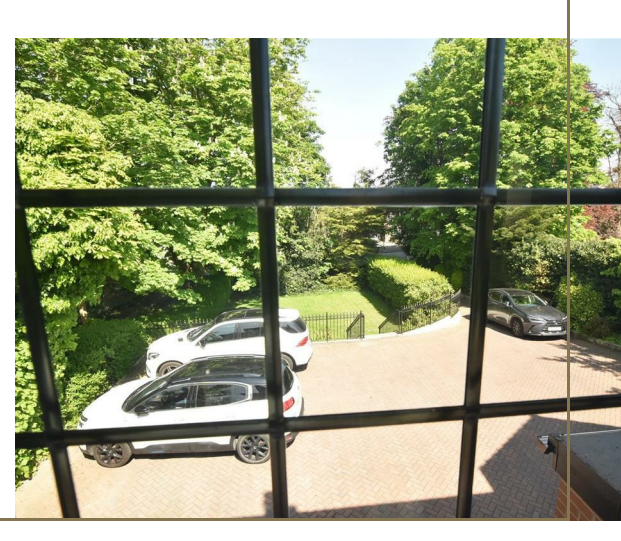
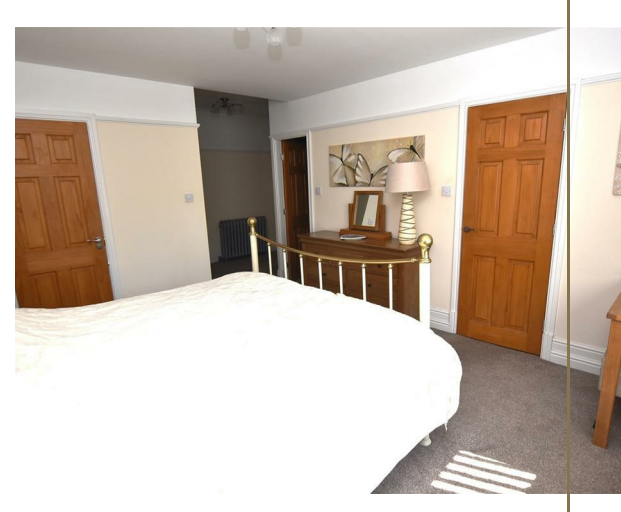
We have already endeavoured to convey how well proportioned house to garden plot is. Standing well back from the road with access via gated (remote) drive and deep front garden to a hard standing with railings & retaining wall (re designed and installed 2020). The rear garden comes in a couple of sections, if you will. A considerably extensive and raised patio area, ideally suited for the evening sunsets; central lawn and pergola to the rear of the garden. Over to the left hand side is the studio complex.

Much to offer then, we say. Indeed it is likely the floor plan and photo slide show tell you all you need. You simply have to book you appointment to view to have reconfirmed what is portrayed as an elegant, well equipped, well sized and beautifully presented home this is.

Locator

Central to all amenities; the tunnel is around about 10 minutes away; Grammar Schools and Birkenhead School, equidistant from each other are a similar distance. The motorway is the same. For directions please Sat Nav: CH42 8NB







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.

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