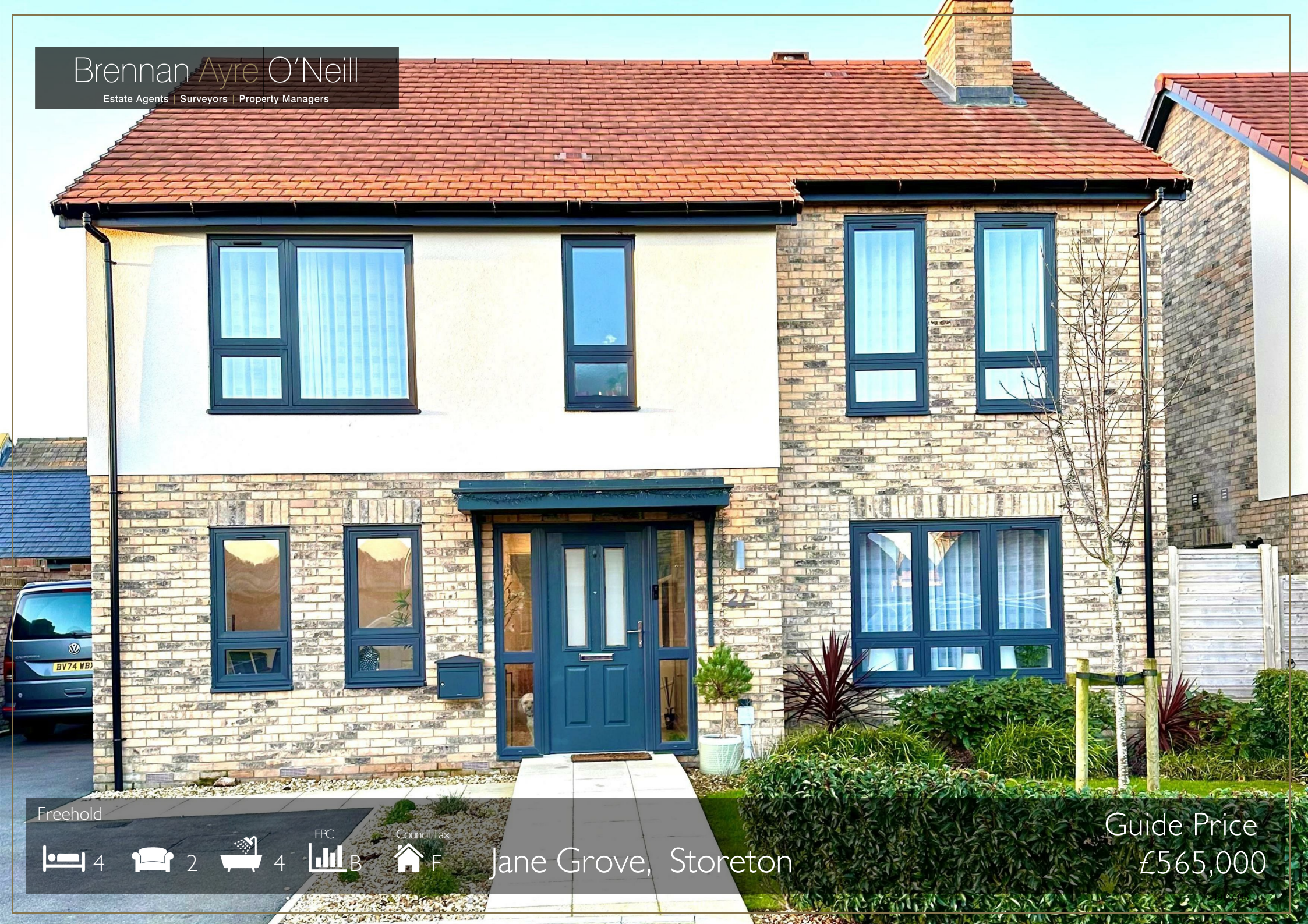


Brennan Ayre O'Neill

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Freehold



4



2



4



EPC

B



Council Tax

F

Jane Grove, Storeton

Guide Price
£565,000

We'll try hard here to keep the superlatives to a minimum - not an easy ask, harder still when we're engaged to sell something, somewhere as quite as exceptional as this home. A home built by JP Livesey Group who declared they built Storeton Hall with 'Family sized homes designed specifically for this countryside setting'

They say that they are 'Renowned for purchasing and redeveloping period and listed buildings, many people forget that our new build portfolio is equally as diverse and impressive...'

We believe Storeton Hall, with its refined refurbishment of Storeton Hall itself, an extraordinary building, indeed one of the oldest buildings on Wirral and having its Ancient Monument Status; together with a small selection of new homes certainly sets the bench mark very high..

And what of our specific house sale? In basic terms this is a four bedroomed detached home with a garage and a garden.

But actually there's absolutely nothing, in our humble view at least, basic about this property - at all. Let us start with the position of the house. Where clearly there is nothing average either about the south westerly aspect to the rear garden - a view in fact onto this 14th Century building, quite stunning...

Staying outdoors then, please take note of the run up through this well 'polished' and manicured development and one thing you won't find is an abundance of parked cars along the road or verge. Why? Because it stands against a registered covenant. Furthermore the management company are responsible for addressing the standards of neatness of borders/verges together with lighting and visitor parking facilities. Rest assured too that this house has a freehold title.

So no clutter of parked cars on the road and with visitor parking available in addition to which a major advantage to this property (one of many) is how it benefits from four parking spaces - three comfortably in tandem and the fourth to the right hand side of the main drive.

And over to the sun drenched rear garden (as and when the British spring/summer sunshine arrives), you'll find an immaculate garden, as perfect, we say, as the interior (with its description to follow). There's a central lawn, raised borders fronted by slate filled gabion cages; a composite decked area, a black pergola with roller 'Solar shades' to either open side, good on a drizzly day as much as when the sun becomes just too much - in fact it can and has been an extra 'reception' area. For interest and intrigue note the bat box high up in the garage's gable end wall - but be patient; whilst waiting listen to the soporific sound of the water feature dead ahead along the rear boundary border...

We very much hope our brief slideshow of photographs give an indication of the style both in design of accommodation (our floor plan will obviously highlight the open plan layout you will encounter); and the finish. And it is here we wish to highlight the not inconsiderable amount of additional fixtures and fittings our client has added since they moved in to their brand new house back in just 2021:

We'll start with that hugely impressive pergola and the extra additional landscaping to maximise their outdoor enjoyment. A remote garage door; all electric blinds to ground floor (voile made to measure, operated by one remote); a display of additional matching deep kitchen units within the dining area (inc extra fridge and freezer; a bespoke 'Boot room' in the shape of a smart wall unit within the hall; Karndean laid throughout the open plan rear living area, hall and cloakroom as well as fitted wardrobes were added to all of the bedrooms and the loft was subsequently boarded and with loft ladder fitted.





From outside to inside the standards are high. The rooms beautifully appointed, decorated and nicely proportioned too. And whilst the emphasis mostly obviously is on luxury; there is an enviable very easy and practical flow to the ground floor: (not least when the triple bi folds are enjoyed wide open). There's a study, front of house; a cloakroom; a utility room and three bath/shower rooms (together with all four 'fitted' bedrooms which show off the more useful aspects to this near perfect state of luxurious accommodation...

And all this extra comfort added for pleasure does but enhance what was already a very well presented and specified property. So you may ask, is this home faultless? Likely not; but as near so as we can find. ; Is this then a home of quality: (definition: the standard of something as measured against other things of a similar kind; the degree of excellence of something) - we'll let you be the judge of that. Suffice to say we believe it is a very special home and most certainly worth your while investigating.

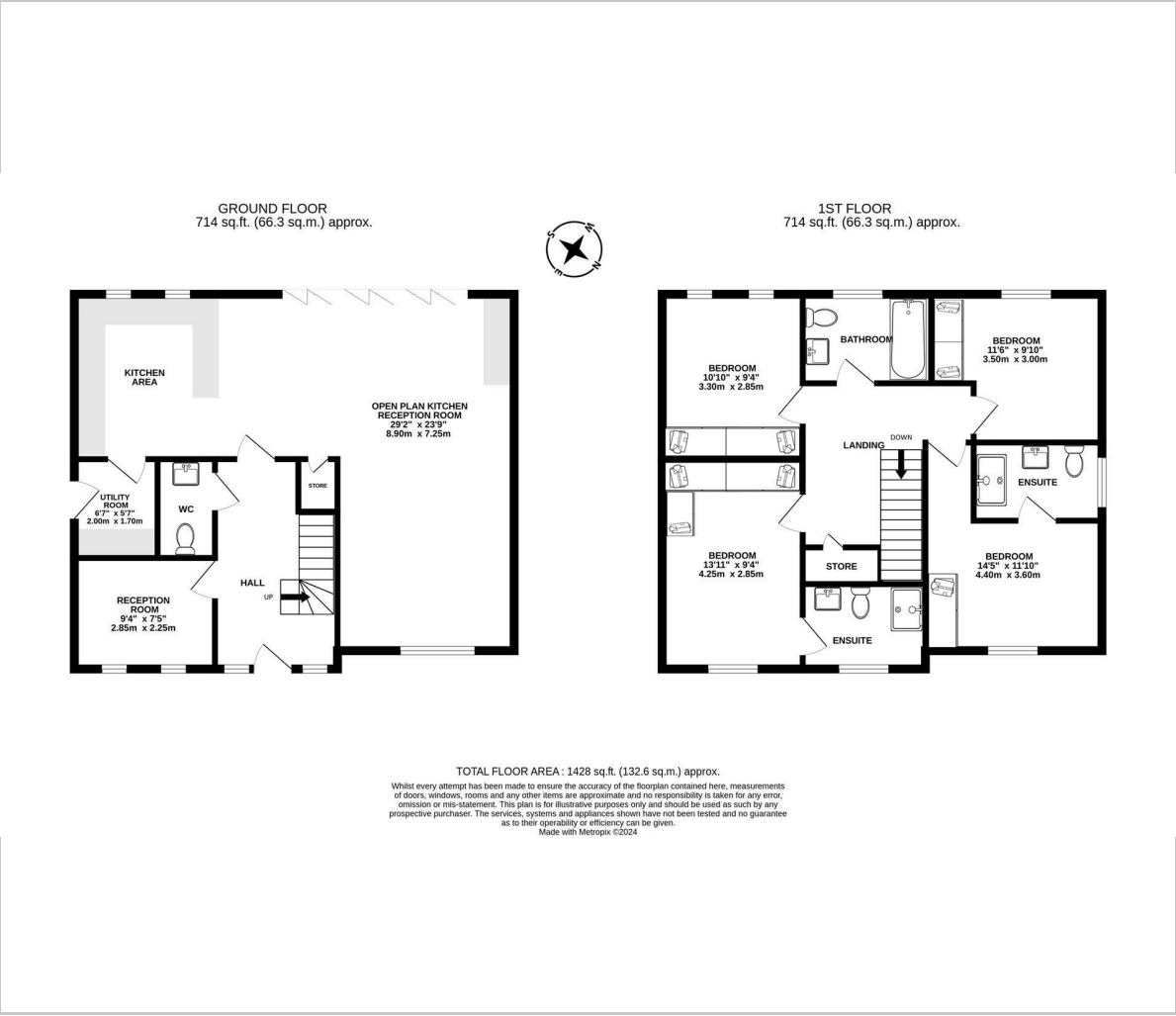
Now J P Livesey go on to talk about horse riding, hacking etc. That is to highlight this unusual stretch of rural Wirral - unusual for its proximity to all point of the Wirral. Liverpool and the tunnel, for example, not more than fifteen minutes by car; Wirral Grammar School around about the same, given the school traffic as you head into Bebington. And yet as you drive out of Jane Grove you can and will experience much open countryside. For directions please Sat Nav: CH63 6AA At the end of our slide show of photos we leave you with a little more history of Storeton Hall Farm...







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.

Brennan Ayre O'Neill
Estate Agents | Surveyors | Property Managers

377 Woodchurch Road, Prenton, Wirral,
Tel: 0151 608 8586
Email: prenton@b-a-o.com
www.b-a-o.com

