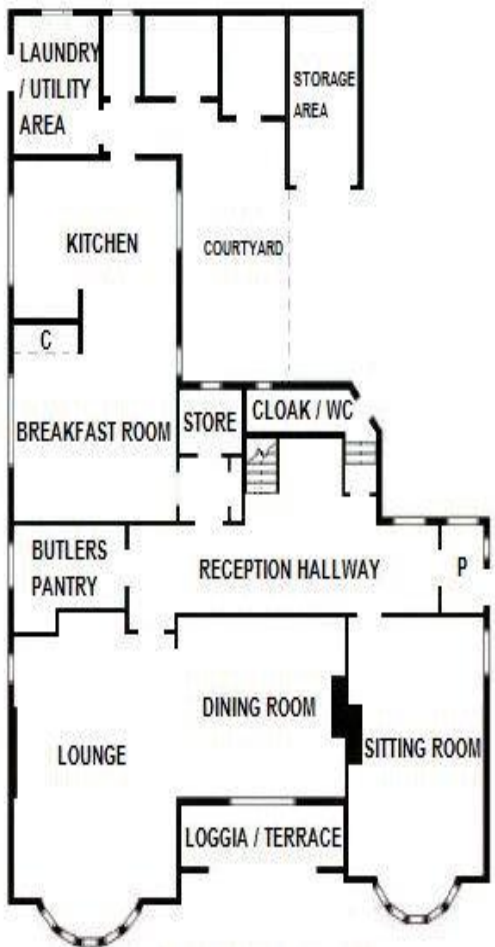


£850,000

The Pines Dee View Road CH60 0DH



## Further Details



GROUND FLOOR

FOR ILLUSTRATIVE / LAYOUT PURPOSES ONLY. NOT TO SCALE.



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address:  
Dee View Road

### Viewing Arrangements and Location

Viewings to be made strictly by appointment only through the agent.

From the agents office commence right onto Pensby Road and continue straight across at the traffic lights onto The Mount. Continue onto Dee View Road, continue straight down the hill and follow the sharp bend round to the right still continuing on Dee View Road. The property can then be found at the junction with Thurstaston Road on the right hand side.

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

the Venmore group.

Liverpool | Allerton | Southport | Ainsdale | West Kirby | Heswall | Moreton | Bebington | Bromborough | Prenton | Chester



See full details of this property at [www.bflhomes.com](http://www.bflhomes.com)

part of  
the venmore group







**A MOST IMPOSING DETACHED RESIDENCE!** A fortuitous find with statement features typical of an Edwardian property. Surrounded by stunning, well established gardens of over half an acre, enjoying a sunny southerly aspect towards the Dee Estuary and Welsh Hills, The Pines offers its new owners commodious yet manageable living accommodation. In brief comprising of three principal reception rooms, all with stunning views, to include the lounge drawing which has an attractive original fireplace, dining room with doors leading out onto the large terrace, and a well-proportioned sitting room with an open fireplace. The light filled family kitchen is fitted with a range of cupboards and a 4-oven Aga. The room enjoys a delightful aspect to the rear with a charming sitting/dining area and double opening patio doors leading to the lawned side garden. There are six double bedrooms to the first floor, many retaining their original fireplaces and enjoying superb views towards the Dee Estuary. There is a further room, currently utilised as a study a newly fitted bathroom and further shower room. The primary gardens are to the front and side of The Pines and there is an extensive split-level Yorkstone terrace which extends across the front of the property with steps descending to the private, lawned family garden. The lawn is bordered by pine trees, mature hedges and shrubs which provide an abundance of colour throughout the seasons. The Pines is situated in a sought after location of Lower Heswall, within walking distance of shops, restaurants and amenities in nearby Heswall centre, whilst being within the catchment area of highly regarded primary schools including St. Peter's and Gayton. There are excellent transport links nearby, with both Liverpool and Manchester airports within easy reach. Both Liverpool Lime Street and Chester have direct train service to London Euston.

Ground Floor

Entrance Porch

Via a front entrance porch with decorative stained glass panes. Tiled flooring. Panelled front entrance door with glazed panes leading into:

Reception Hallway

27' 3" x 14' 9" (8.30m x 4.49m)  
UPVC double glazed window to the side elevation. Two double radiators. Turned staircase rising to the first floor landing. Coved ceiling. Door giving access to the:

Cloak Room

Wood-block flooring. Partially tiled walls. Radiator. Hanging area for cloaks. Benefitting from a low level WC and a vanity wash hand basin set flush with storage unit below and a mixer tap. Door giving access to outside of the property.

Sitting Room

19' 0" x 12' 10" (5.79m x 3.91m)  
Measurements taken into the UPVC double glazed bay window overlooking the gardens. UPVC double glazed window to the side elevation. Feature Claygate fireplace with brick surround and real fire. TV and telephone points. Radiator. Picture rail.

Lounge

20' 4" x 14' 11" (6.19m x 4.54m)  
Measurements taken into semi-circular UPVC double glazed bay window providing beautiful views of the surrounding gardens. Beautifully distinctive fireplace with mahogany surround, tiled hearth and real fire. Double radiator. Dado rail. Recessed spotlighting. Open access through to:

Dining Room

14' 9" x 11' 11" (4.49m x 3.63m)  
Double opening French doors with glazed panes leading out to the Sun Loggia with York Stone terrace area. Benefitting from storage cupboards built into both recessed areas with shelving above. Dado rail. Radiator. Recessed spotlighting.

Butlers Pantry

10' 5" x 7' 4" (3.17m x 2.23m)  
Woodblock flooring. Double glazed window. Benefitting from base units with work surface over. Stainless steel sink. Additional long-length storage cupboards with glass sliding doors.

Utility Area

5' 7" x 4' 4" (1.70m x 1.32m)  
Tiled flooring. Double glazed window with frosted pane. Benefitting from shelving.

Kitchen / Breakfast Room

22' 9" x 15' 0" (6.93m x 4.57m)  
UPVC double glazed double opening French doors leading out to the rear garden. TV point. Radiator. Benefiting from built-in recessed storage cupboards and wall-mounted shelving. Open plan access through to the kitchen comprising a range of wall, drawer and base units in a cream finish with work surfaces over. One and a half bowl stainless steel sink with mixer tap, tiling to splashback areas. Space and plumbing for dishwasher. Boasting a feature Aga. Partially tiled walls. Recessed spotlighting. Three UPVC double glazed windows, one giving garden views, and a further paneled door leading out to the external courtyard.

First Floor

Gallery-Style Landing

Two windows boasting stained and leaded glass design. Radiator. Picture rail. Recessed spotlighting.

Master Bedroom

18' 4" x 15' 8" (5.58m x 4.77m)  
UPVC double glazed window to the front elevation with stunning views of the Welsh Hills. Further double glazed window to the side elevation. Feature open fireplace with wood surround. Picture rails. Coved ceiling. Radiator.

Bedroom Two

16' 9" x 13' 4" (5.10m x 4.06m)  
Double glazed windows to the front and side elevations. Stunning ornamental fireplace in white finish

with original surround, mantelpiece and built-in mirror. Benefitting from built-in wardrobes with overhead storage. Picture rails.

Bedroom Three

16' 5" x 12' 7" (5.00m x 3.83m)  
Double glazed window overlooking the garden and the Welsh Hills. Radiator. Benefitting from two built-in storage cupboards with fabric curtains, built-in wardrobe with overhead storage. Picture rails. Loft access.

Bedroom Four

12' 3" x 11' 3" (3.73m x 3.43m)  
UPVC double glazed window to the side elevation with garden views. Feature cast iron fireplace with a wood surround in a white finish. Benefitting from built-in wardrobes with panelled doors. Pedestal wash hand basin with mirror above. Picture rails.

Bedroom Five

11' 6" x 10' 5" (3.50m x 3.17m)  
Double glazed window to the rear elevation. Feature cast iron fireplace. Radiator. Benefitting from a built-in storage cupboard and airing cupboard.

Bedroom Six

15' 5" x 9' 0" (4.70m x 2.74m)  
Stairs leading down into bedroom. Part-pitched ceiling. Velux window. Radiator. Benefitting from a built-in storage cupboard.

Study

8' 9" x 6' 3" (2.66m x 1.90m)  
Double glazed windows with views of the Dee Estuary and beyond. Radiator.

Family Bathroom

10' 10" x 6' 3" (3.30m x 1.90m)  
Double glazed frosted pane window to the rear elevation. Comprising a three-piece bathroom suite in a white finish with low level WC, vanity wash hand basin set flush with storage unit, mixer tap and illuminated mirror above, and a panelled bath with rain-effect mains shower over and shower screen. Shaver point. Chrome heated towel rail. Radiator. Partially tiled walls. Recessed spotlighting.

Shower Room

8' 8" x 5' 6" (2.64m x 1.68m)

Comprising a three-piece suite including low level WC set within vanity unit, vanity wash hand basin set flush with storage cupboard below and wall-mounted mirrored vanity unit above, and a walk-in shower cubicle with mains shower over and sliding shower screen. Chrome heated towel rail. Radiator. Extractor fan. Partially tiled walls. Shaver point.

Exterior

Front / Side Gardens

The property sits on a large, enviable corner plot and benefits from privacy. Large driveway providing extensive parking and turning point. The extensive gardens sit at over half an acre, boast privacy with sunny aspects, and are ideal for those seeking an al-fresco lifestyle. Superb central lawn area with woodland area as a backdrop. Benefitting from an array of mature pine trees, shrubs and well stocked borders providing colour throughout all seasons. Split-level York stone terrace area providing the ideal spot for outdoor furniture and entertaining. Feature archway with stone pillars. To the side of the property the further large lawned areas provide beautiful views, mature shrubs and trees and an additional patio area ideal for garden furniture. Access leading to:

Courtyard

The courtyard comprises a range of outbuildings including Coal Shed, Wood Shed and also:

Laundry Room / Utility Room

Housing the British Gas boiler. Giving access to the front and rear elevations. Benefitting from work surface. Space and plumbing for washing machine, space for tumble dryer. Space for cloaks.

External WC

Benefitting from a WC and sink.

Storage Area



