



# The Old Manor, Rock Ferry

£280,000



**LESLEY HOOKS**  
ESTATE AGENTS







Tucked away within a charming gated complex, this spacious and contemporary home is set within a beautiful Grade II listed Georgian building that has been thoughtfully developed into stylish modern houses. Spread over four impressive floors, the home perfectly blends historic character with modern comforts, including combi-fired gas central heating, a cosy log burner, and classic sash windows. The welcoming layout begins with a hallway, convenient WC, and a generous lounge, where the log burner creates a wonderfully inviting atmosphere. Downstairs, the basement level opens up into a stunning open-plan kitchen and family room, complete with a central island — perfect for both everyday living and entertaining. From here, patio doors lead out to the rear garden, while an additional door opens onto a charming basement patio. Upstairs on the first floor, you'll find a spacious master bedroom with an en-suite shower room, along with a further bedroom. The second floor offers two more double bedrooms and a stylish three-piece bathroom, ideal for family or guests. Outside, the property enjoys two allocated parking spaces to the front, and a lovely private garden with a patio area to the rear — ideal for summer evenings or weekend relaxation. This unique and elegant home offers an abundance of living space rarely found, and must be viewed to fully appreciate everything it has to offer. Council tax band C. Freehold subject to an annual service charge of £500



#### Hallway

8'7" (2.62m) x 5'7" (1.7m)

#### WC

4'6" (1.37m) x 2'10" (0.86m)

#### Lounge

23'2" (7.06m) Max x 14'6" (4.42m) Max

#### Kitchen Family Room

25'10" (7.87m) x 13'11" (4.24m)

#### Master Bedroom

14'7" (4.45m) x 11'1" (3.38m)

#### En-Suite

5'8" (1.73m) x 4'7" (1.4m)

#### Bedroom Two

10'3" (3.12m) x 7'0" (2.13m)

#### Bedroom Three

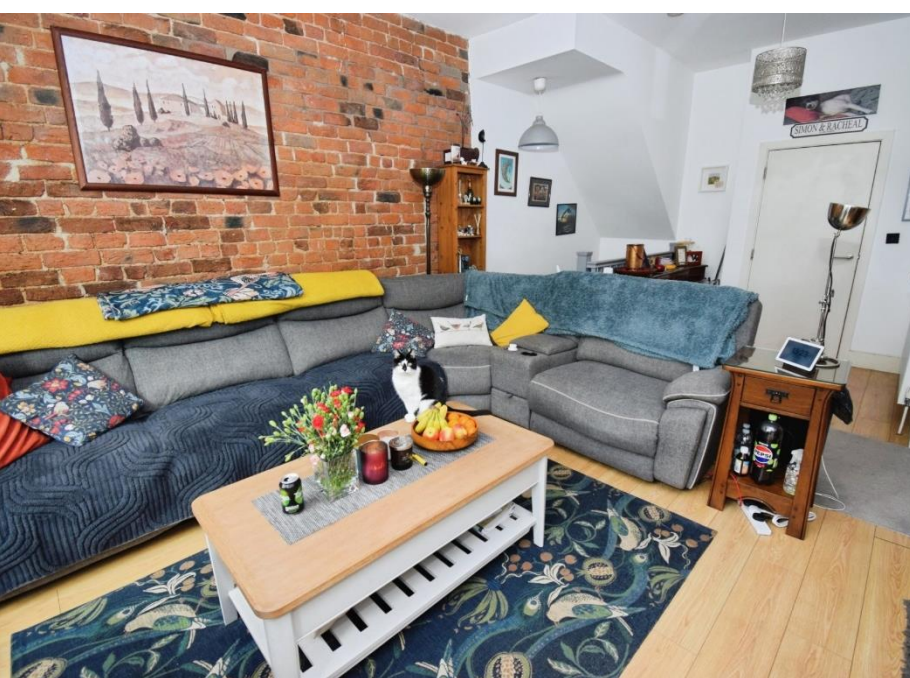
13'11" (4.24m) x 9'2" (2.79m)

#### Bedroom Four

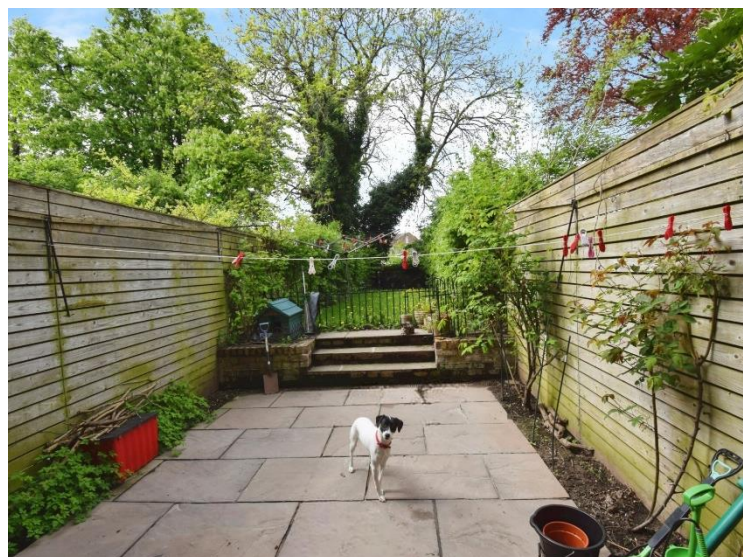
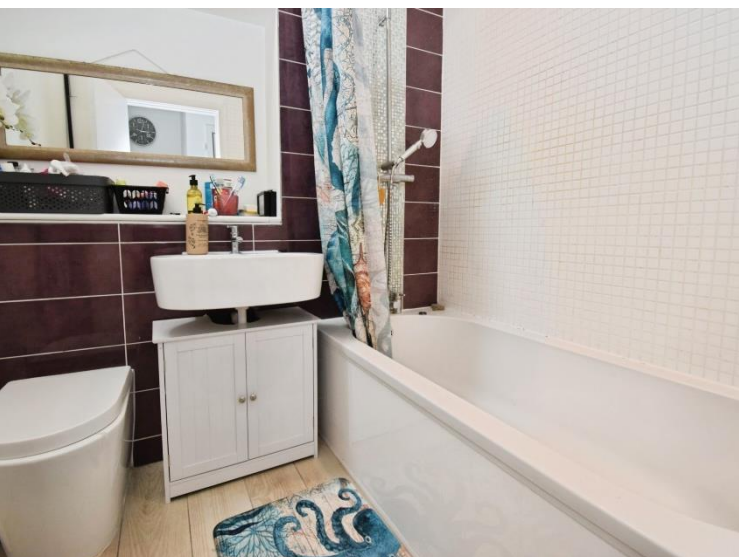
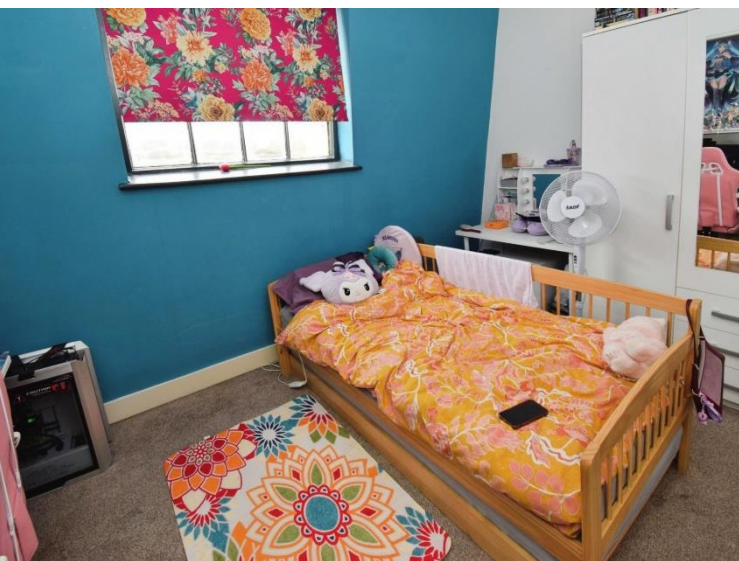
10'7" (3.23m) x 8'10" (2.69m)

#### Bathroom

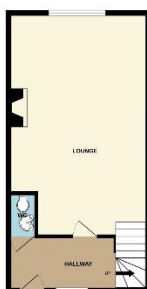
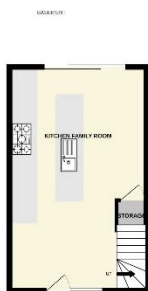
6'8" (2.03m) x 5'8" (1.73m)











Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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