



Birkenhead Road, Willaston, Cheshire CH64 1RU

- Two Impressive Detached Period Dwellings
- Picturesque and Semi Rural Area of Willaston
- Main Lodge with Three Bedrooms and Two Bathrooms
- Set in Substantial and Well Tended Mature Gardens
- Excellent Potential to Improve and or Re-Develop (STPP)
- Nestled on Approximately Half An Acre Plot
- Brimming with Character and Charm Throughout
- Two Bedroom Coach House with Two Bathrooms
- Ample Parking to Each Property and Turning Area
- Viewing Essential to Appreciate the Full Potential of Properties



Guide Price £950,000 – No Onward Chain

































Description

Nestled on a secluded plot spanning approximately half an acre in the picturesque, tranquil and semi rural area of Willaston, arguably one of Cheshire's most desirable locations. Sits two characterful detached dwellings aptly named 'The Lodge' and 'The Coach House'.

A stunning Grade II listed sandstone property which dates back to 1857. Sympathetically restored and extended in later years with meticulous attention to detail to ensure the aesthetic and period features of this unique property were preserved. Offering spacious and well planned accommodation with an abundance of original features seamlessly blending with modern living. With the added benefit of a separate independent home within the grounds means that in addition to appealing to families, it would also be a good investment for anyone looking for a development potential (The Coach House is not a listed building).

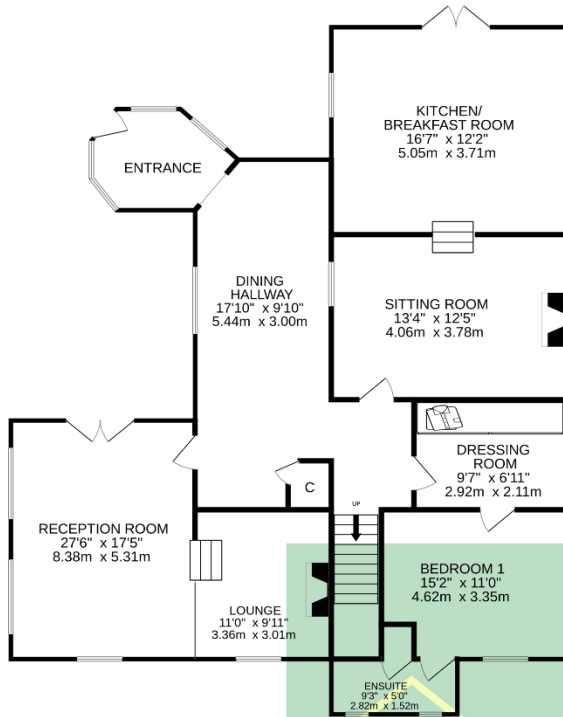
A pillared entrance leads to a private driveway to both properties along with a turning area. The grounds encapsulate the dwellings perfectly, offering a high degree of privacy with patio and lawned areas to the front, side and rear, well established planting beds, orchard and wooded areas. The sweeping lawns could easily be split to easily provide both properties with their own private and separate garden areas.

The lodge is entered via an impressive oriel style sandstone vestibule which in turn opens to a welcoming reception hallway with exposed beams and vaulted ceiling. From the hallway you have a large reception room, currently used as a dining room with steps leading down to a cosy lounge area with exposed sandstone walls and open fireplace. On the opposite side of this magnificent property, you have a sitting room with fireplace and steps leading up to a kitchen, fitted with a comprehensive range of units including a pantry and a range of integrated appliances. Double doors open onto the beautiful gardens from the kitchen. The ground floor is completed by a double bedroom with dressing room and en suite. To the first floor you have two further double bedrooms with built in storage and a modern bathroom with freestanding bath and feature circular window overlooking the grounds.

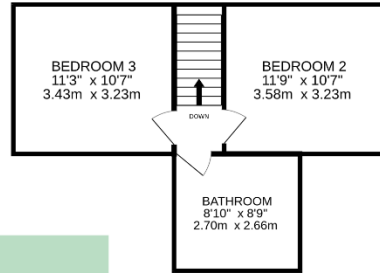
The Coach House is in need of a scheme of modernisation, offering huge potential for re-development subject to obtaining the relevant permissions. Currently the dwelling stands as a two bedroom detached property which briefly comprises an entrance hallway/reception room with shower room off. Separate lounge/kitchen with conservatory off to the first floor you have two good sized bedrooms and a further bathroom.

Willaston is a sought after area with local transport links taking you into the neighbouring towns of Neston, Parkgate and throughout the Wirral. With Hooton Train Station a short distance away offering parking and fast links through to Liverpool and Chester along with the M53 and M56 motorways being within easy reach. Local shops and amenities can be found within Willaston, including a delicatessen, cafés, bakery and gift shop. You also have a wide selection of sporting facilities nearby including the well-known Parkgate Club which also offers cricket, tennis and hockey, Wirral rugby club at Clatterbridge and several golf courses locally including Royal Liverpool and Heswall. Schooling is well catered for with primary schools in Neston, Willaston, Thornton Hough and Heswall and a choice of both state and private secondary schools nearby including West Kirby, Calday and Wirral Grammar, Birkenhead and The King's and Queen's Schools in Chester.

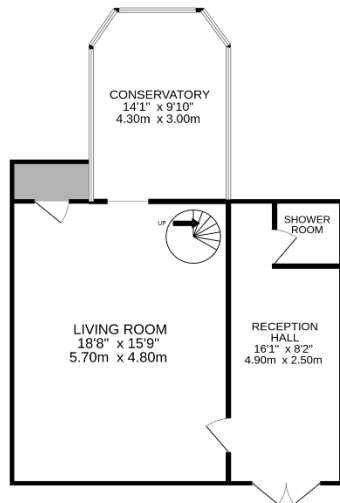
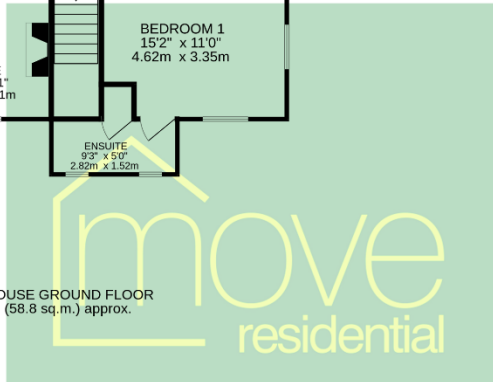
THE LODGE GROUND FLOOR
1475 sq.ft. (137.1 sq.m.) approx.



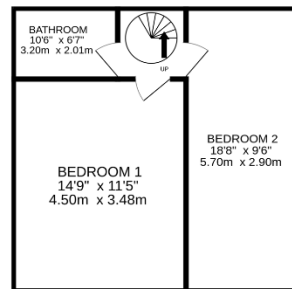
THE LODGE 1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



COACH HOUSE GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



COACH HOUSE 1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 2913 sq.ft. (270.7 sq.m.) approx.

Whilst 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Site Map



Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.