

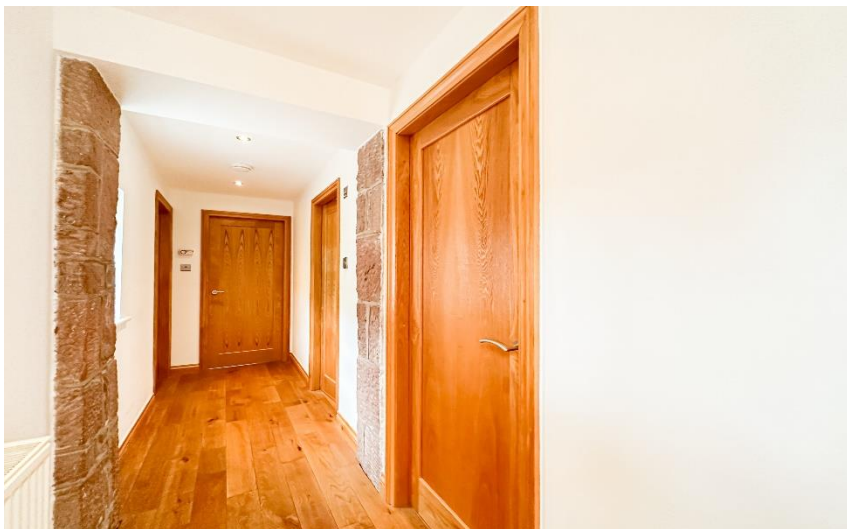


Montgomery Hill, Frankby, Wirral, CH48 1NF

- Exquisite Detached Four Bedroom Sandstone Cottage
- Generous & Impeccably Presented Living Proportions
- Four Spacious & Beautifully Finished Double Bedrooms
- Luxurious Fully Tiled Four-Piece Family Bathroom Suite
- Nestled in the Prestigious Torpenhow Country Estate
- Entrance Hall, Stunning Family Lounge & Kitchen Diner
- Ensuite Shower Room & Walk-in Wardrobe to Master
- Enchanting Gardens, Large Driveway & Double Garage



£775,000























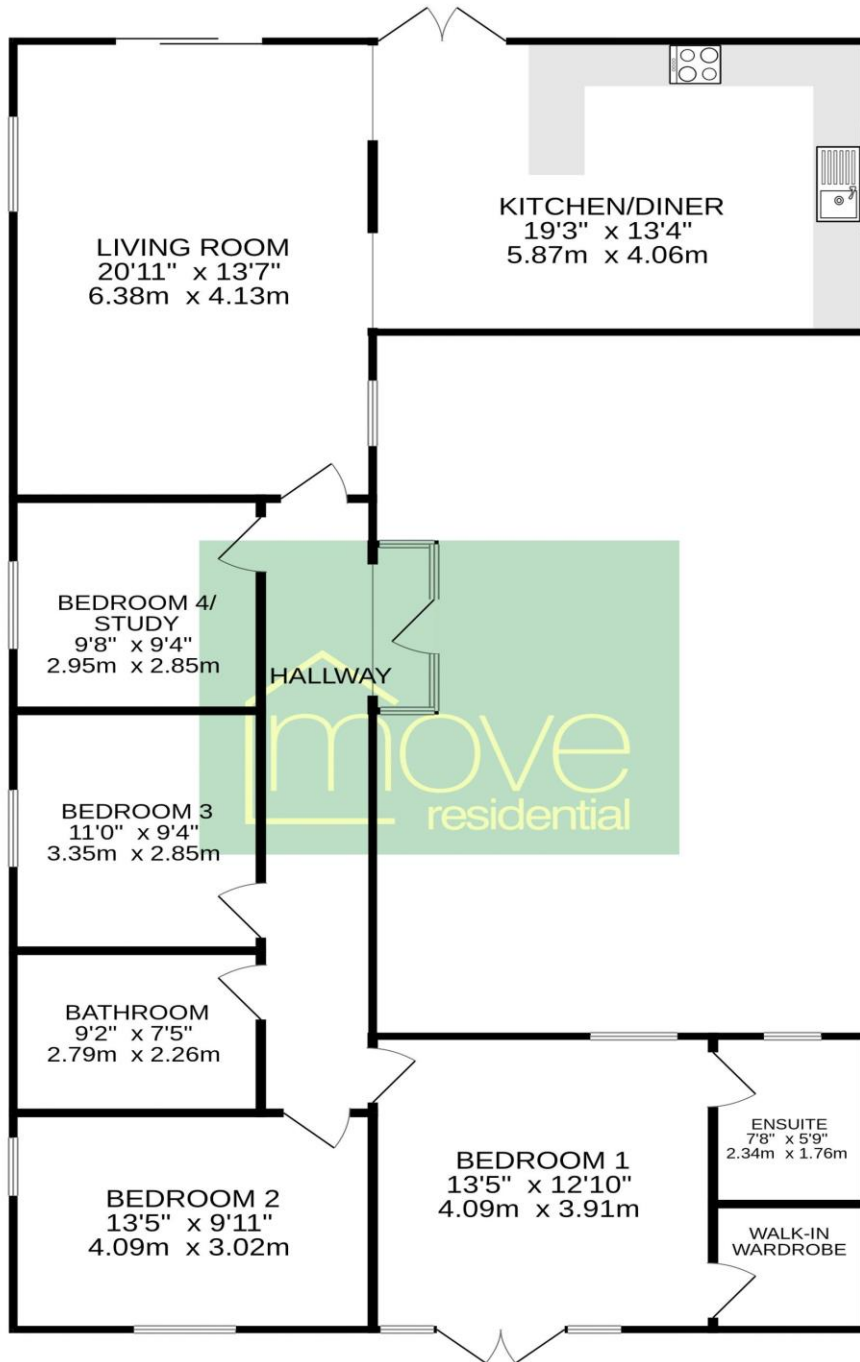


Description

Nestled in the prestigious Torpenhow country estate, sits this exquisite four bedroom detached sandstone cottage. This property boasts a charming frontage exuding curb appeal and offers generous living proportions set over one level which have been finished to an impeccable standard throughout. The interiors have been sympathetically modernised throughout, showcasing plantation shutters, wood floors and hardwood windows and doors. Enjoying a semi-rural location, this characterful residence promises to make a truly incomparably home for an extremely lucky family. An inviting entrance hall greets you into the property leading through to a spacious and beautifully presented family lounge. Finished in a neutral tasteful décor featuring attractive wood flooring and an eye-catching fireplace, this presents a cosy and welcoming space to relax and unwind. The lounge flows seamlessly into a substantial and immaculately presented kitchen diner which offers a fabulous sociable setting for enjoying family mealtimes and entertaining guests. The kitchen is complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space and a selection of sleek integrated appliances. A breakfast bar presents the ideal spot for more casual dining and a formal dining table can be comfortably accommodated in front of french doors which provide views and access out to the garden and flood the space with natural light. The sleeping accommodation consists of four generously sized double bedrooms, each finished to an exemplary standard featuring plush carpeting throughout and receiving plenty of daylight. The master bedroom enjoys the added luxury of a contemporary style ensuite shower room, a walk-in wardrobe, and a set of doors providing direct access out to a delightful patio area. Concluding the interior of this wonderful home is a deluxe four-piece family bathroom suite. Externally, the property is further enhanced by the enchanting gardens which surround it, presenting the ultimate outdoor space for the whole household to enjoy. A vast and neatly maintained lawn offers plenty of room for recreational activities, whilst a smartly paved patio area provides a serene spot for al-fresco dining during the summer months. The property is accessed via secure electric gates leading up to a sizable driveway which offers ample off-road parking, and a double garage accommodating an abundance of storage space.

Floor Plan

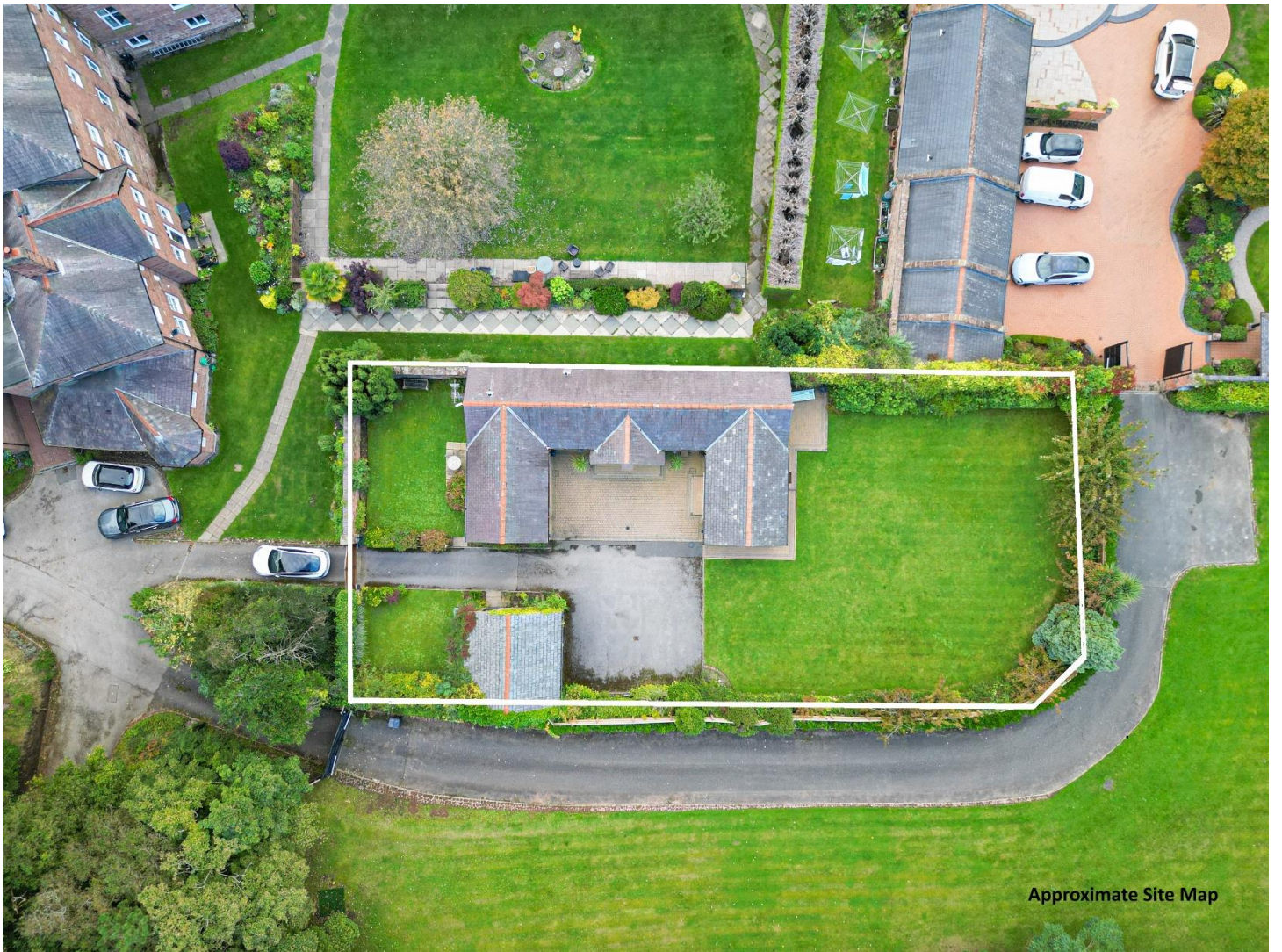
GROUND FLOOR
1384 sq.ft. (128.6 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 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



Approximate Site Map

EPC Summary

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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.