



Stanley Road, Hoylake, Wirral CH47 1HN

- Substantial and Imposing Six/Seven Bedroom Detached Family Residence
- Stunning Views Over Hoylake Golf Course Towards the Welsh Hills
- Hallway, W.C, Three Reception Rooms, Kitchen, Utility and Shower Room
- First Floor with Three Reception Rooms, Kitchenette and Utility Room
- Magnificent Wrap Around Gardens Mainly Laid to Lawn with Open Aspect
- Versatile Accommodation which could be Utilised in a Multitude of Ways
- Extensive Plot in the Prime Location Hoylake Spanning Over 5600 Square Foot
- Three Ground Floor Bedrooms, Two En Suite and a Family Bathroom
- Three Double First Floor Bedrooms, Study and Two Further Bathrooms
- Ample Off Road Parking, Detached Double Garage - Viewing Essential



£1,250,000





































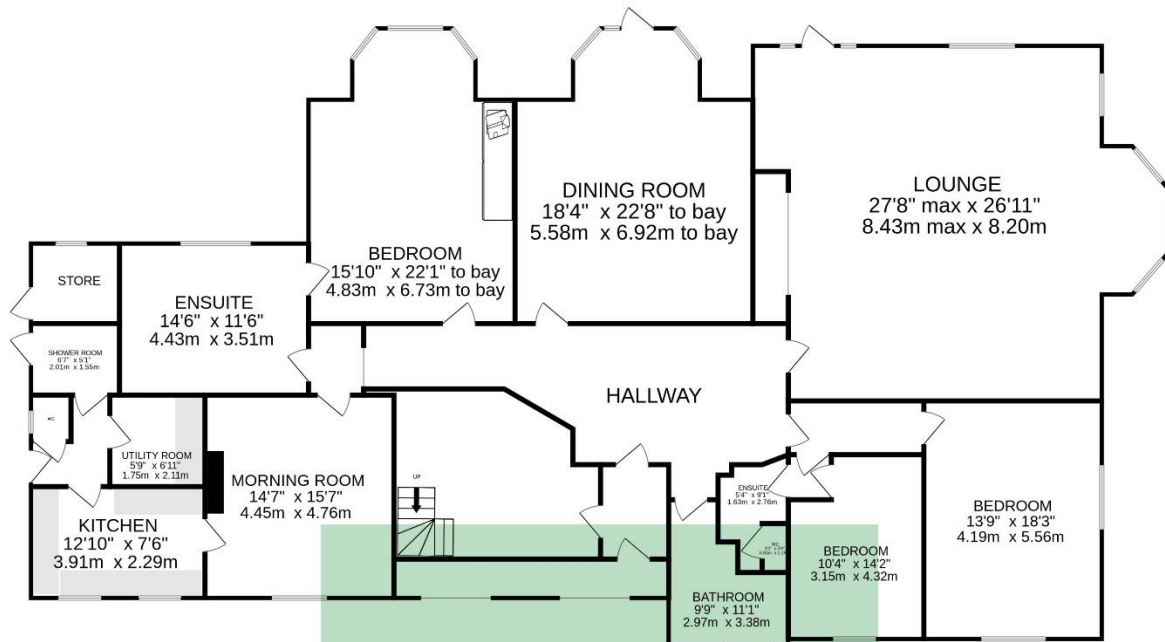
Description

Exceptional and versatile seven bedroom, seven bathroom detached residence nestled on an extensive plot in the prime location of Hoylake, enjoying incredible views over Hoylake Golf Course towards the Dee Estuary and Welsh Hills. Move Residential are delighted to offer this superb opportunity to acquire this magnificent accommodation which offers an abundance of potential.

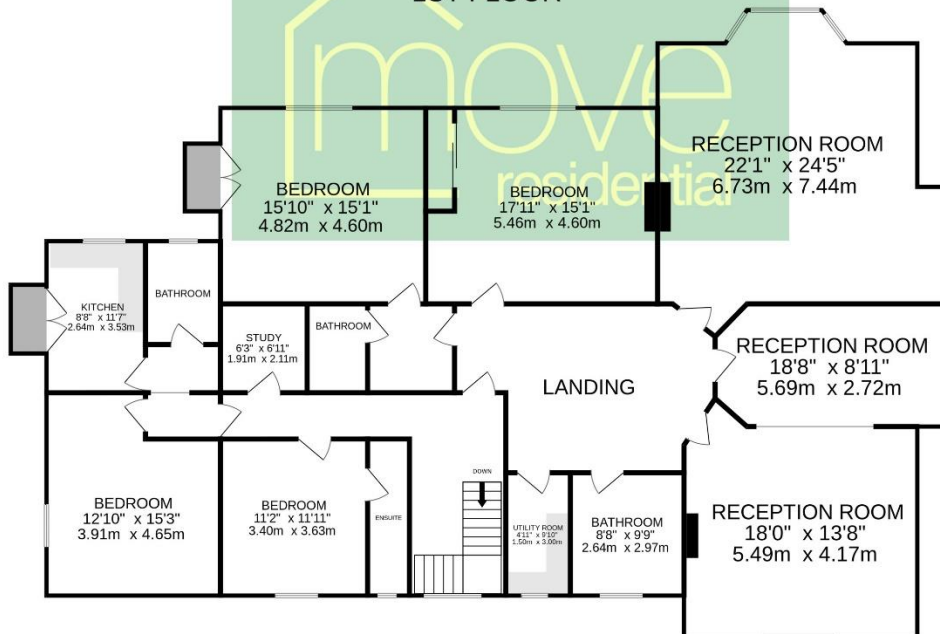
Previously this home has been split into two apartments but can easily be used as one dwelling which would offer exemplary living space spanning over 5600 square foot of adaptable living space. Currently the accommodation comprises a grand entrance hallway which gives access to the majority of rooms. Sizeable formal lounge with fireplace and large walk in bay window, formal dining room with further bay window and a morning room which leads to a kitchen, utility, W.C and shower room. The ground floor further boasts a large bedroom with ensuite, two further bedrooms, en suite and family bathroom. To the first floor you have a large landing, well proportioned reception room and two further split level reception rooms. Three large double bedrooms, study, kitchenette, utility room and two bathrooms. Set back from the road with large frontage providing ample off road parking leading to the attractive property frontage and a detached double garage to the side of the property. Encapsulating this home perfectly are the wrap around gardens, mainly laid to lawn with patio areas and open aspect over the golf course.

There are numerous restaurants, wine bars and designer cafes in the area along with sporting facilities including an indoor swimming pool, squash courts and sports hall in the Concourse, three golf courses and a nearby tennis club. There are sailing facilities on the marine lake and a yacht anchorage on the Dee. Additionally benefiting from falling into the catchment area of an outstanding schools for all age groups, this property is also conveniently located for all local transport links including bus routes and the train station for commuting throughout the Wirral or to Liverpool and Chester.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 5660sq.ft. (525.8 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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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 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.