

## Wetstone Lane, West Kirby, Wirral CH48 7HG

- Unrivalled Home Standing on a Magnificent Plot Set Over 2.25 Acres
- Boasting 1 Acre of Gardens and 1.25 Acres of Stunning Woodland
- Offering Excellent Potential to Develop the Property or Land (STPP)
- Hallway, Wine Store and Three Well Proportioned Reception Rooms
- Four First Floor Bedrooms, Study, Bathroom and Shower Room
- Substantial and Imposing Four Bedroom Detached Family Residence
- Superb Grounds with Manicured Gardens and Outdoor Swimming Pool
- Impressive Property Spanning Approximately 2,600 Square Foot
- Large Kitchen Diner, Utility Room and Ground Floor Shower Room
- Prime West Kirby Location with Exceptional Estuary Views



£1,650,000



































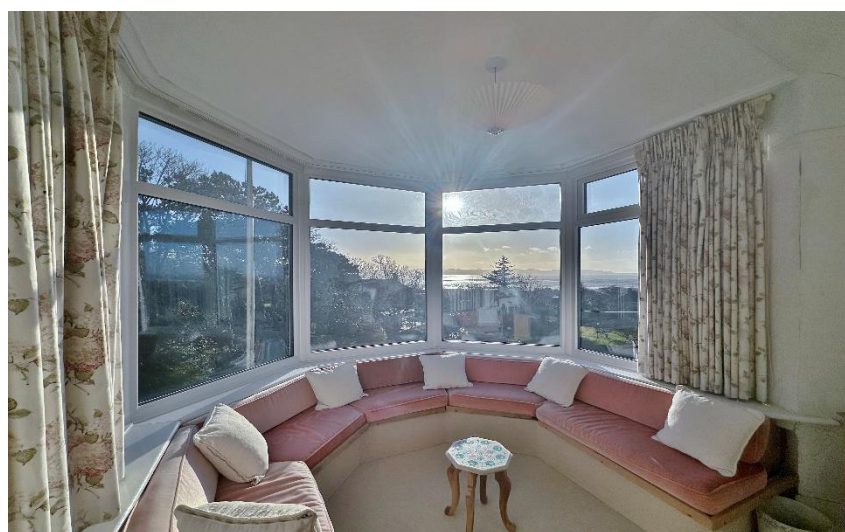
































## Description

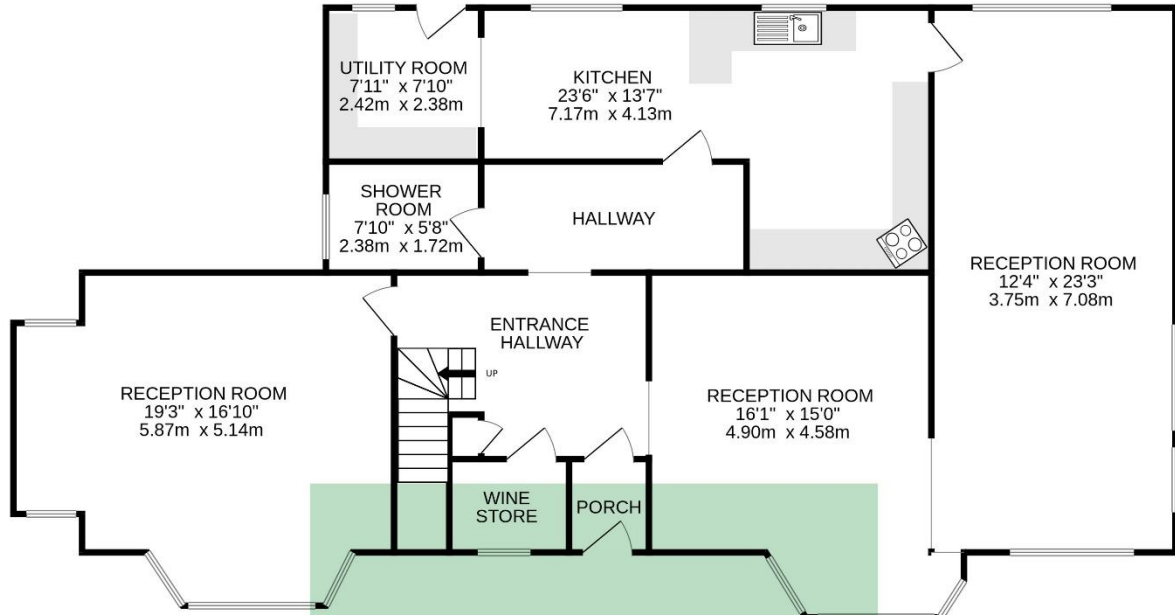
Set on an extensive plot of over 2.25 acres with a magnificent four bedroom detached residence, one acre of sublime gardens including an outdoor swimming pool and a further 1.25 acres of woodland. Enjoying sensational views across the Dee Estuary towards the Welsh Hills and backing onto the National Trust land of Caldy Hill this property truly holds one of the most incredible plots on the Wirral Peninsula. Offering exceptional accommodation as it stands but also giving a unique development opportunity subject to planning.

Occupying an elevated position the property boasts well planned and proportioned rooms spanning approximately 2600 square foot of living space. In brief you have a porch, welcoming hallway with wine store, three generous sized reception rooms, large kitchen diner, utility room and shower room. To the first floor you have two superb double bedrooms both with walk in bay windows, two further bedrooms, study, bathroom and separate shower room.

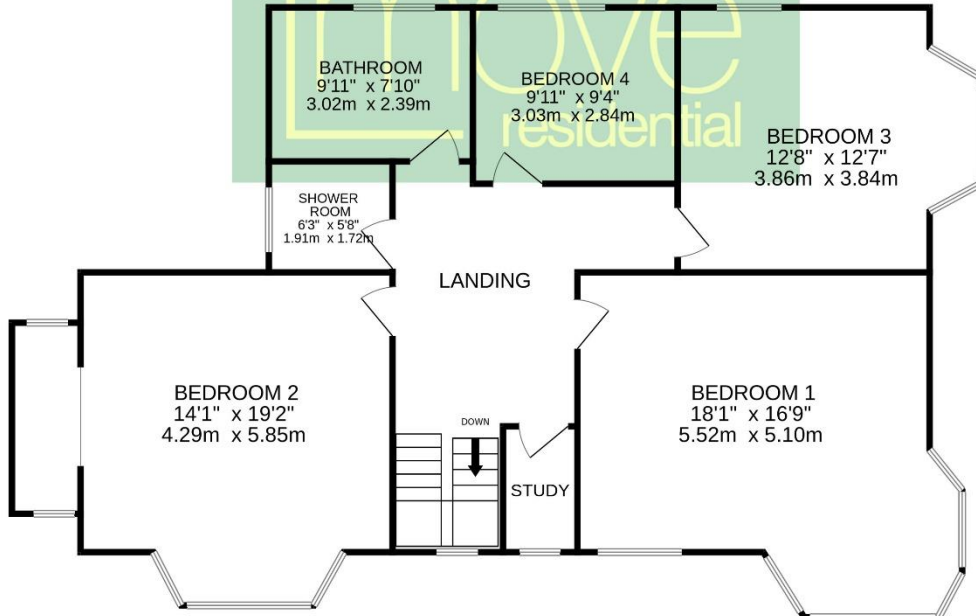
The grounds encapsulate this home perfectly, with a sweeping driveaway and beautifully manicured lawns with well established planting borders and patio areas perfect for entertaining or relaxing. There are numerous restaurants, wine bars and designer cafes in the area along with sporting facilities including 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 benefitting from falling into the catchment area of highly regarded local Grammar Schools. 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 : 2623sq.ft. (243.7 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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## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 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.