

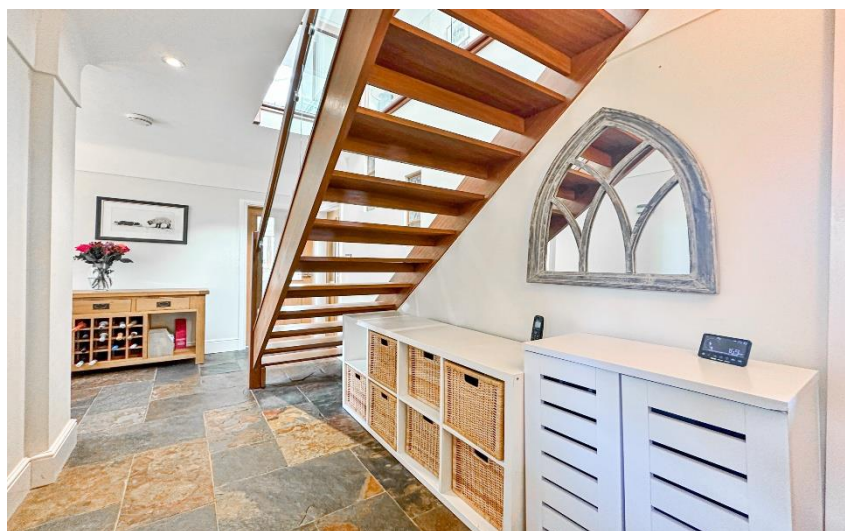
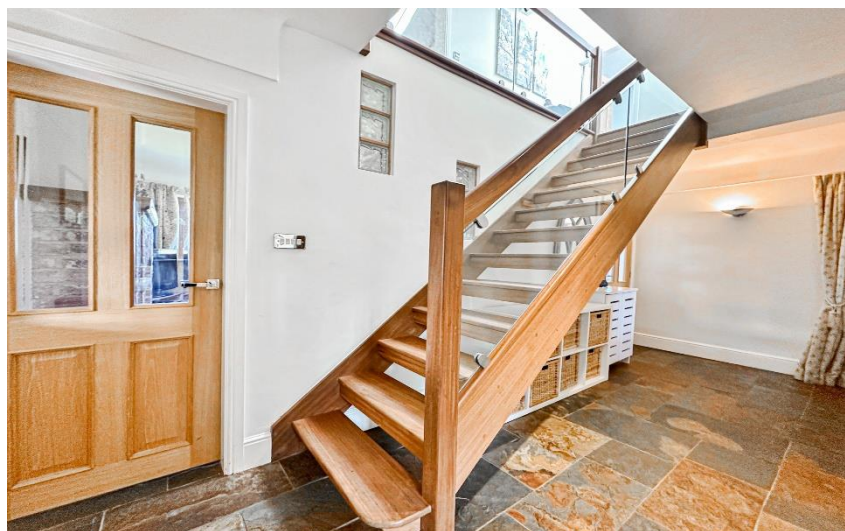


Irby Road, Pensby, Wirral CH61 6XW

- Impressive and Unique Four Double Bedroom Detached Family Residence
- Immaculately Presented Boasting Over 2,000 Square Foot of Accommodation
- Hallway, Spacious Lounge and Second Sitting Room with Double Sided Log Burner
- Master Bedroom with Fitted Wardrobes and Modern En Suite Shower Room
- Shared Gated Driveway and Private Parking and Solar Panels Fitted in the Grounds
- Nestled on an Extensive Plot Spanning Approximately 1.2 Acres of Land
- Picturesque Semi Rural Location Enjoying Lovely Views Over the Welsh Hills
- Superb Open Plan Kitchen Diner with Large Aga and Separate Utility Room
- Three Further Double Bedrooms, Second En Suite and Three Piece Bathroom
- Plot Includes an Orchard, Well Stocked Pond and Paddock with Power and Water



£725,000



















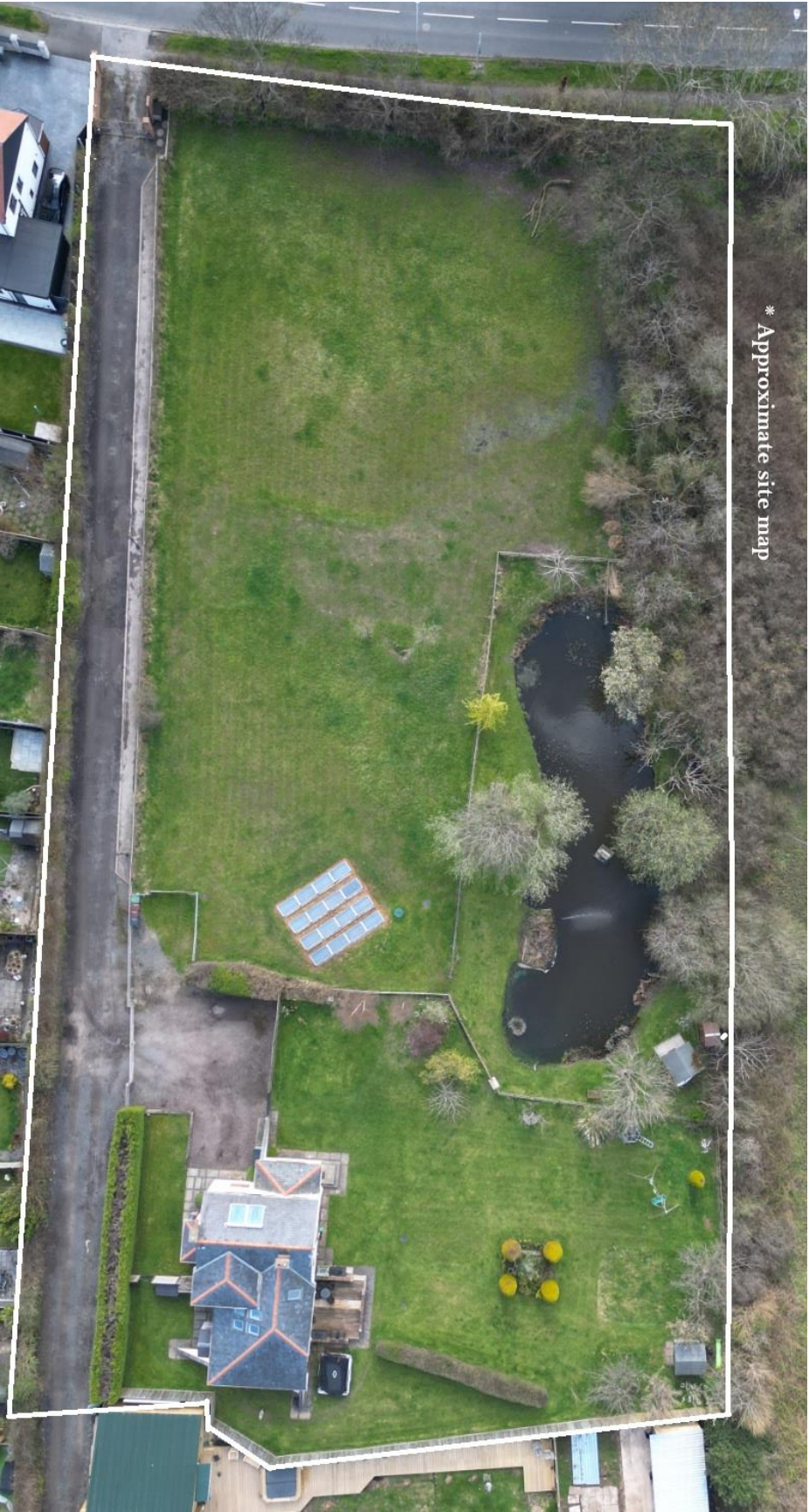








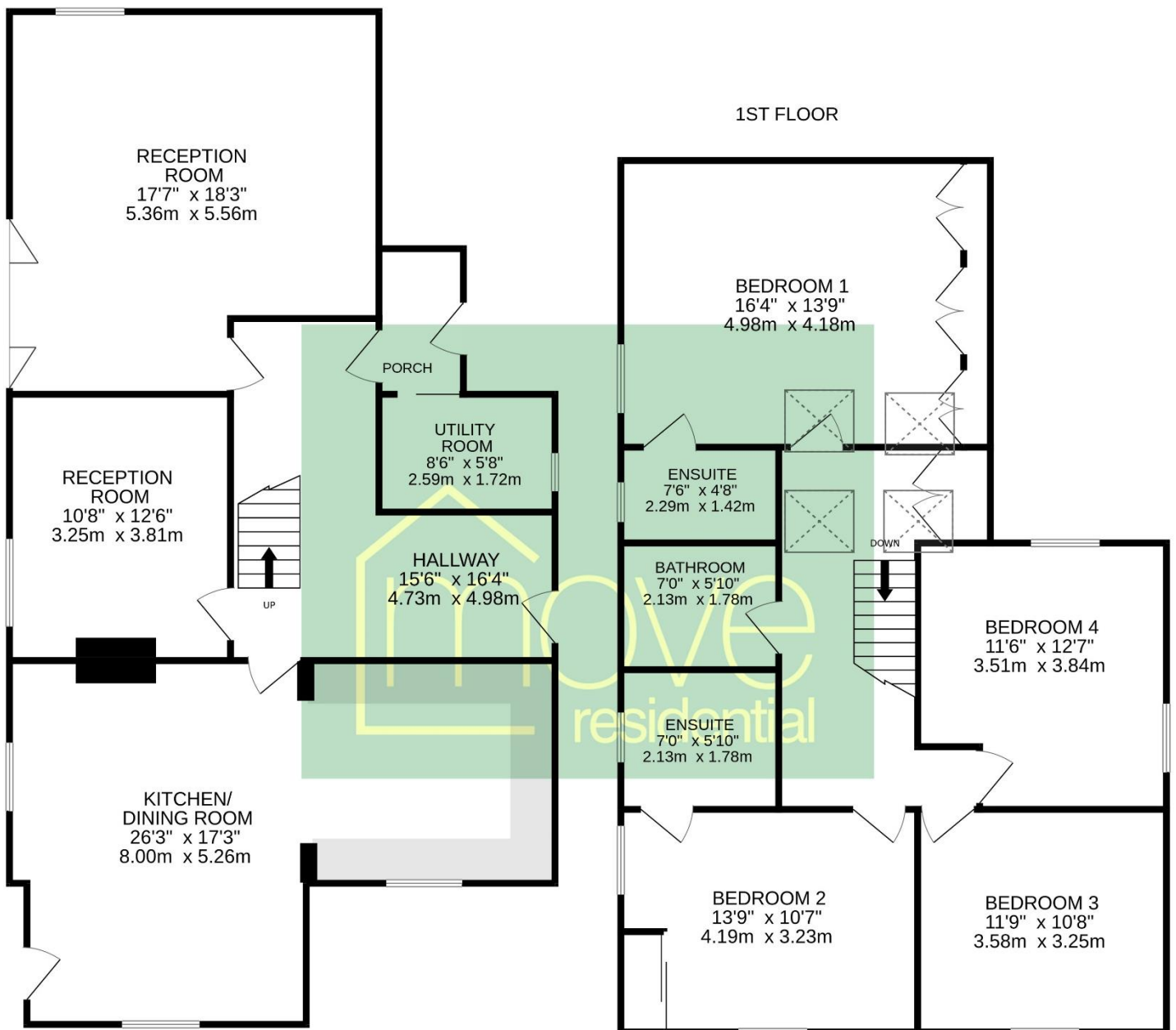




* Approximate site map

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 2001sq.ft. (185.9 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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Description

Nestled in a picturesque plot spanning 1.2 acres of land, sits this impressive four double bedroom detached residence enjoying views across the Dee Estuary towards the Welsh Hills. The property boasts well planned and spacious accommodation spanning over 2,000 square foot of immaculately presented living space.

Approached by a shared gated driveway which leads to the attractive property frontage and ample private parking. Inside this superb accommodation comprises a hallway with oak staircase and porch with utility/W.C. Spacious reception room with bi-fold doors to the delightful gardens, second reception room/snug with dual aspect log burning stove which also heats the large kitchen diner, with a well fitted kitchen comprising a comprehensive range of wall and base units, breakfast bar, large Aga and stunning south facing views over the grounds. To the first floor you have the well proportioned master bedroom, with fitted wardrobes and modern en suite shower room. Three further double bedrooms, second en suite and a three piece family bathroom complete this floor.

The aforementioned plot encapsulates this home perfectly, with well maintained gardens and countryside perfect for entertaining or relaxing. The grounds include an orchard, large well stocked pond and paddock with power and water facilities. You also have solar panels fitted into the garden. A closer inspection is strongly advised to appreciate this magnificent home and plot in full.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	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.