



Rocklands Lane, Thornton Hough, Wirral CH63 4JX

- Charming Three Bedroom Semi-Detached Sandstone Cottage
- Well Maintained Accommodation Spanning Over 1,100 Square Feet
- Ground Floor Double Bedroom and a Three Piece Bathroom
- Set at the End of a Quiet County Lane with Private Driveway
- Occupying a Picturesque Plot with Stunning Countryside Views
- Porch, Lounge, Dining Room, Fitted Kitchen and a Conservatory
- Two First Floor Double Bedrooms and Ample Eaves Storage
- Beautifully Landscaped Rear Garden with Delightful Open Aspect



£425,000



















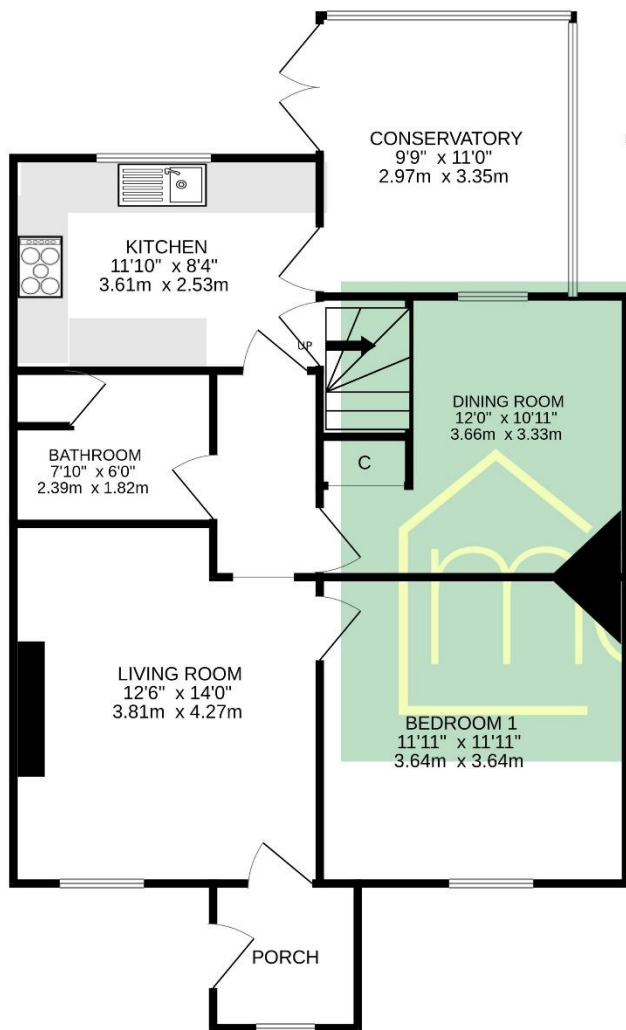
Description

Occupying a picturesque semi-rural plot with stunning views across open countryside, Move Residential are delighted to showcase this idyllic three bedroom semi-detached sandstone cottage. Steeped in history, once belonging to the Leverhulme Estate, formerly the Groomsman's cottage, this magnificent home has been immaculately presented and updated over the years. A closer inspection is essential to appreciate this home in full. Spanning over 1,100 square feet of impressive living accommodation briefly comprising a porch, spacious lounge with log burning stove, dining room and a well fitted kitchen with conservatory off, both enjoying the superb open rear views. The ground floor further boasts a double bedroom and three piece bathroom. To the first floor you have two further double bedrooms and ample eaves storage. Plans have been passed to extend the dormers upstairs which would offer the potential to add a first floor bathroom. Externally you have a driveway, front patio area which is a suntrap and to the rear a beautifully landscaped garden with sunny aspect, lawn, raised patio and greenhouse.

The property further benefits from mains gas and a septic tank, which is shared with the neighbouring properties.

Planning Application Reference Number: DP/22/01092

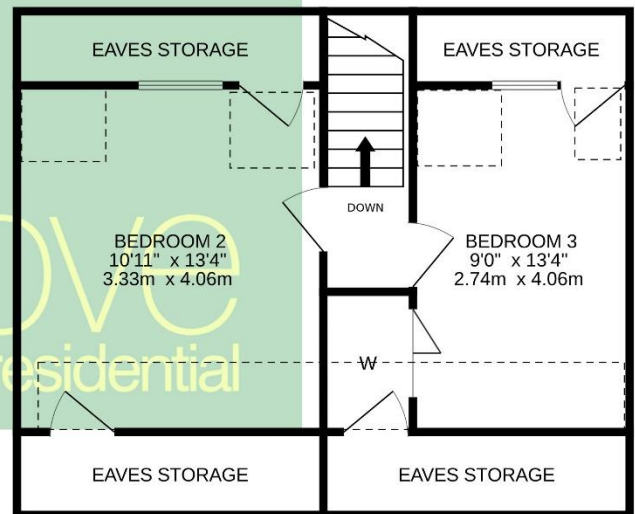
GROUND FLOOR



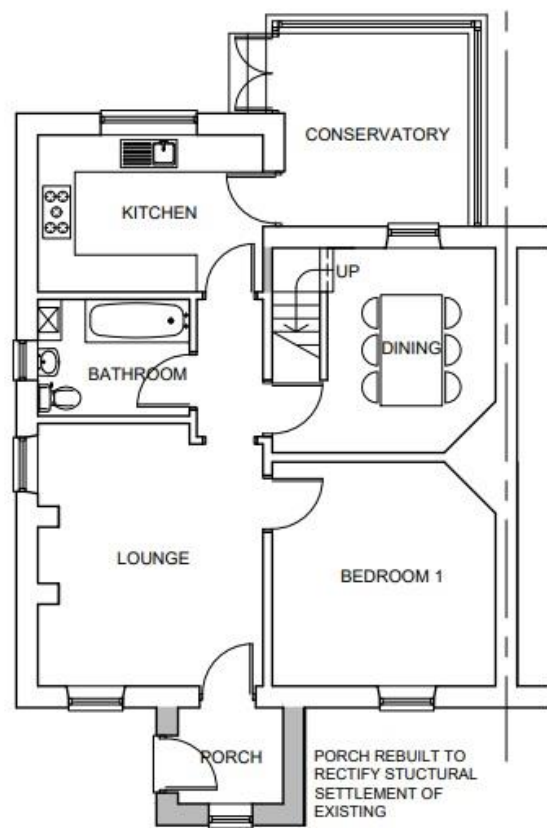
TOTAL FLOOR AREA : 1117sq.ft. (103.8 sq.m.) approx.

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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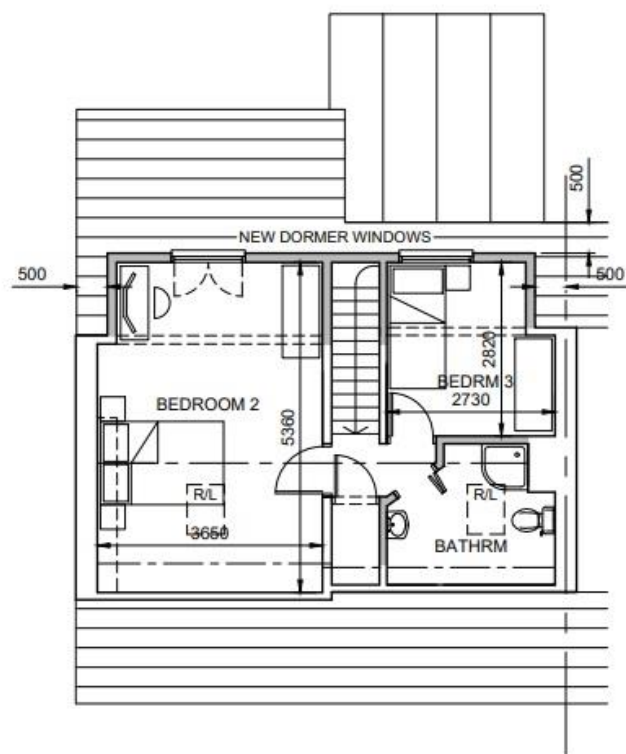
1ST FLOOR



PROPOSED PLANS



GROUND FLOOR



FIRST FLOOR

Site Map



EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 48 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.