



Broad Lane, Heswall, Wirral CH60 9JZ

- Magnificent Two Bedroom Detached Property with Substantial Plot of Land
- Beautiful Sweeping Grounds Enjoying Views Towards the Dee Estuary
- Hallway, Lounge, Dining Room, Conservatory, Kitchen, Utility and Bathroom
- Ample Parking and a Large Detached Double Garage - Viewing Essential
- Nestled On 1.2 Acres of Land Surrounded by Picturesque National Trust
- Well Maintained Living Accommodation Spanning Over 1800 Square Feet
- First Floor Master Suite with Dressing Room, En Suite and Second Bedroom
- Please Note: Property and Land are on Two Separate Titles but Sold as 1 Transaction



£900,000 – No Onward Chain















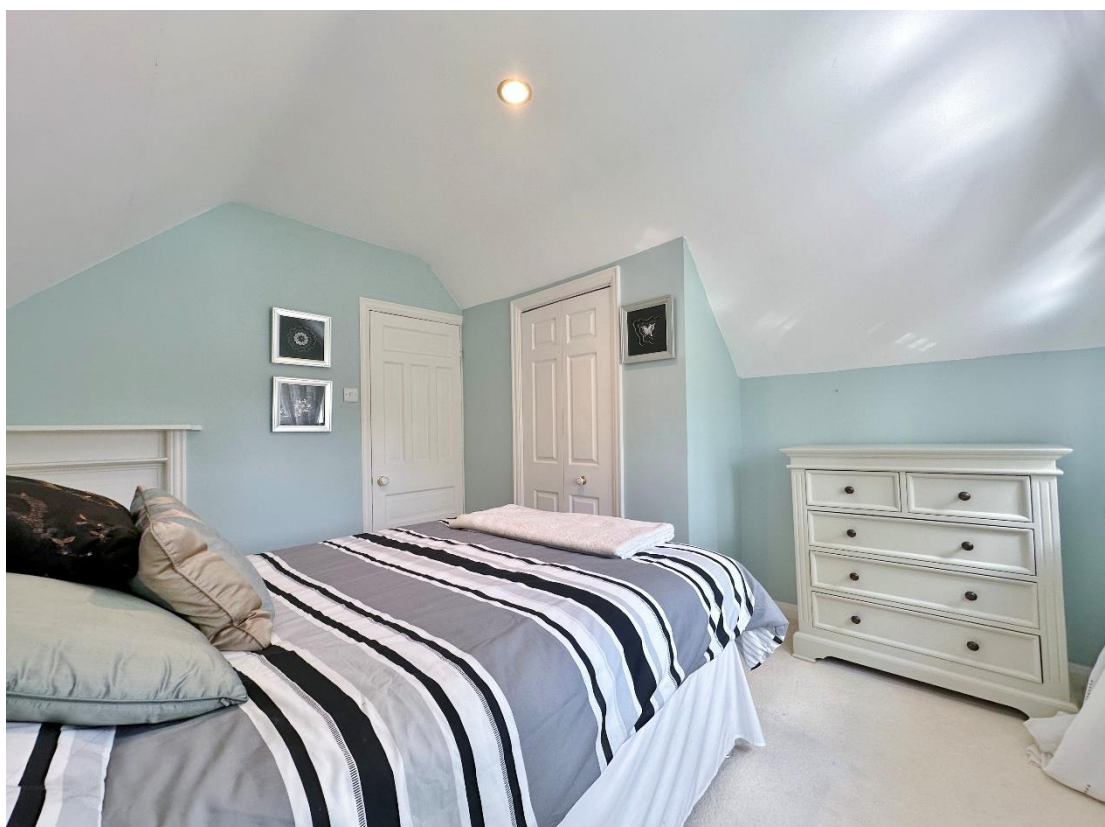






















Description

This magnificent two bedroom detached residence is set within an enviable position, enjoying uninterrupted views across the Dee Estuary towards the Welsh hills. Occupying approximately 1.2 acres of beautifully landscaped and picturesque grounds, flanked by National Trust land, this idyllic home offers a rare opportunity to acquire both privacy and tranquillity in an outstanding setting. The property is set back from the road, creating a peaceful retreat with a sense of seclusion, while still being within easy reach of nearby amenities.

The internal accommodation extends to over 1,800 square feet, boasting generous proportions and a thoughtfully designed layout. A welcoming hallway leads you into the elegant lounge, complete with a charming feature fireplace, while the formal dining room provides an ideal space for entertaining and benefits from stairs to the first floor as well as direct access into the conservatory. Bathed in natural light, the conservatory captures stunning views over the expansive gardens, creating a perfect spot to unwind and take in the surroundings. From the hallway, you will also find a stylish four piece bathroom and a modern fitted kitchen, complemented by a utility room offering further practicality. Upstairs, the first floor is dedicated to two exceptional double bedrooms. The master suite is a particular highlight, featuring a dressing room and en suite bathroom. The second bedroom also enjoys a generous size, making it ideal for guests or family.

Externally, the extensive grounds provide endless opportunities for outdoor living, gardening, or simply enjoying the spectacular views. While the house and land are currently on separate title deeds, the sale will be completed as one transaction, ensuring the property and grounds remain together as a single, impressive estate.

Please Note: Property is on a septic tank and oil fuelled heating.

Floor Plan

GROUND FLOOR

TOTAL FLOOR AREA : 1826 sq.ft. (169.6 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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1ST FLOOR

CONSERVATORY
14'2" x 11'10"
4.32m x 3.60m

LOUNGE
14'1" x 17'4"
4.28m x 5.29m

DINING ROOM
14'2" x 19'11"
4.32m x 6.08m

BEDROOM 2
7'9" x 10'6"
2.37m x 3.19m

BEDROOM 1
10'3" x 11'3"
3.12m x 3.43m

WARDROBE

WARDROBE

DETACHED
DOUBLE GARAGE
20'6" x 22'3"
6.25m x 6.78m

KITCHEN
20'3" x 8'10"
6.18m x 2.69m

HALL

BATHROOM
8'0" x 8'11"
2.45m x 2.72m

ENGLATE
46" x 82"
1.50m x 2.02m

DRESSING ROOM
7'3" x 9'0"
2.22m x 2.74m

ENGLATE
46" x 82"
1.50m x 2.02m

DRESSING ROOM
7'3" x 9'0"
2.22m x 2.74m



EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 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.