



Courtenay Road, Hoylake, Wirral

OIRO £500,000



Key Features

- Freehold Title
- No Chain
- Immaculate five-bedroom maisonette
- Private garden and parking
- Well-connected Hoylake rail links
- Spacious multi-level accommodation
- EPC rating D
- Council Tax E





This impressive period maisonette occupies the first and second floors of a beautiful character property on Courtenay Road, Hoylake, offering substantial living space, charming original features and stunning coastal views visible from most windows throughout the home.

Extending to nearly 3,000 sq ft and arranged across two generous floors, the property offers the scale and versatility of a large family home while retaining the elegance and character typical of properties from this era.

The accommodation begins with a welcoming entrance hall which leads through to the main living areas. The principal living room is an exceptional space with high ceilings, original wooden flooring and a striking bay window that fills the room with natural light while enjoying views towards the coastline. A second reception room provides further flexible living space, perfect as a sitting room, snug or home office.

At the heart of the property is the spacious kitchen diner, designed perfectly for both everyday living and entertaining. The kitchen offers generous worktop space, fitted cabinetry and a central island, while the dining area features a charming built in window seat set within a large bay window. From here you can enjoy elevated views across the surrounding area and towards the sea. Also on this level is an additional reception room, along with a stylish family bathroom, utility room and a generously sized double bedroom that could easily serve as a guest suite.

The upper floor continues to impress, the hallway has beautiful original stained glass windows, leading to four further large double bedrooms, each enjoying excellent natural light and many benefitting from wonderful views towards the

coastline and the Dee Estuary. The principal bedroom provides a peaceful retreat with elevated views across Hoylake and the water beyond. A second family bathroom serves this floor.

Externally the property benefits from its own private garden space, ideal for relaxing or outdoor dining during warmer months. A garage and driveway provide off road parking for two vehicles, a valuable feature in this highly sought after location.

Situated in the desirable coastal town of Hoylake, the property is just a short walk from the promenade, beach and local amenities including cafes, restaurants and independent shops. The area also offers excellent transport links and well-regarded local schools.

Combining substantial living space, period charm and beautiful sea views from most rooms, this exceptional five-bedroom maisonette presents a rare opportunity to acquire a truly distinctive home in one of the Wirral's most sought-after seaside locations.

Kitchen/Diner 4.55m x 5.38m (14'11" x 17'8")

A spacious and beautifully presented kitchen diner forming the heart of the home. The kitchen features a range of fitted wooden units, generous worktop space and a central island with breakfast bar seating. The dining area is positioned within a stunning bay window with built in seating, offering beautiful coastal views towards the Dee Estuary, creating a wonderful space to relax or entertain while enjoying the natural light and outlook.

Living Room 6.55m x 6.45m (21'6" x 21'2")

An impressive and generously sized living room filled with natural light, featuring high ceilings, original wooden flooring and attractive period style lighting. The room is centred around a beautiful bay window framed by an elegant archway, offering stunning coastal views and creating a wonderful space to relax while enjoying the outlook. The large windows ensure the room feels bright and airy throughout the day, making it a standout reception space within the home.





Reception Room 3.78m x 3.58m (12'5" x 11'8")

A bright and well-proportioned reception room featuring a large window that fills the space with natural light while offering pleasant coastal views. The room provides a flexible living space and could be used as a sitting room, family room, home office or additional bedroom depending on the needs of the new owner.

Study/Playroom 4.22m x 3.76m (13'10" x 12'4")

A versatile room currently arranged as a study or playroom. The space benefits from a large window allowing plenty of natural light, original wooden flooring and built in storage cupboards, making it both practical and flexible. Ideal for use as a home office, children's playroom.

Bedroom One 4.24m x 6.48m (13'11" x 21'4")

A spacious and bright master bedroom featuring original wooden flooring and a large window that fills the room with natural light while offering pleasant coastal views. The room benefits from generous proportions and a calm, airy feel, providing an ideal principal bedroom within the home.

First Floor Bathroom 2.21m x 3.4m (7'4" x 11'2")

A stylish family bathroom featuring a freestanding bath, separate walk in glass shower, WC and wash hand basin. Finished with contemporary tiling and wood effect flooring, the room also benefits from a large, frosted window allowing plenty of natural light while maintaining privacy, creating a bright and relaxing space.



Bedroom Two 3.53m x 5.69m (11'7" x 18'8")

A bright double bedroom featuring original wooden flooring and dual aspect windows allowing plenty of natural light to fill the room. The space offers a pleasant outlook and provides a comfortable and versatile bedroom, ideal for guests, family members or as an additional home office if required.

Bedroom Three 2.9m x 3.78m (9'6" x 12'5")

A bright and well-proportioned bedroom featuring original wooden flooring and a window allowing natural light to fill the space. The room offers a versatile layout and would work well as a child's bedroom, guest room or home office.

Bedroom Four 4.45m x 3.51m (14'7" x 11'6")

A comfortable and well-proportioned bedroom with original wooden flooring and a window providing natural light. The room offers flexible use and would be ideal as a bedroom, nursery or home office depending on the needs of the new owner.

Bedroom Five 4.17m x 5.18m (13'8" x 17'0")

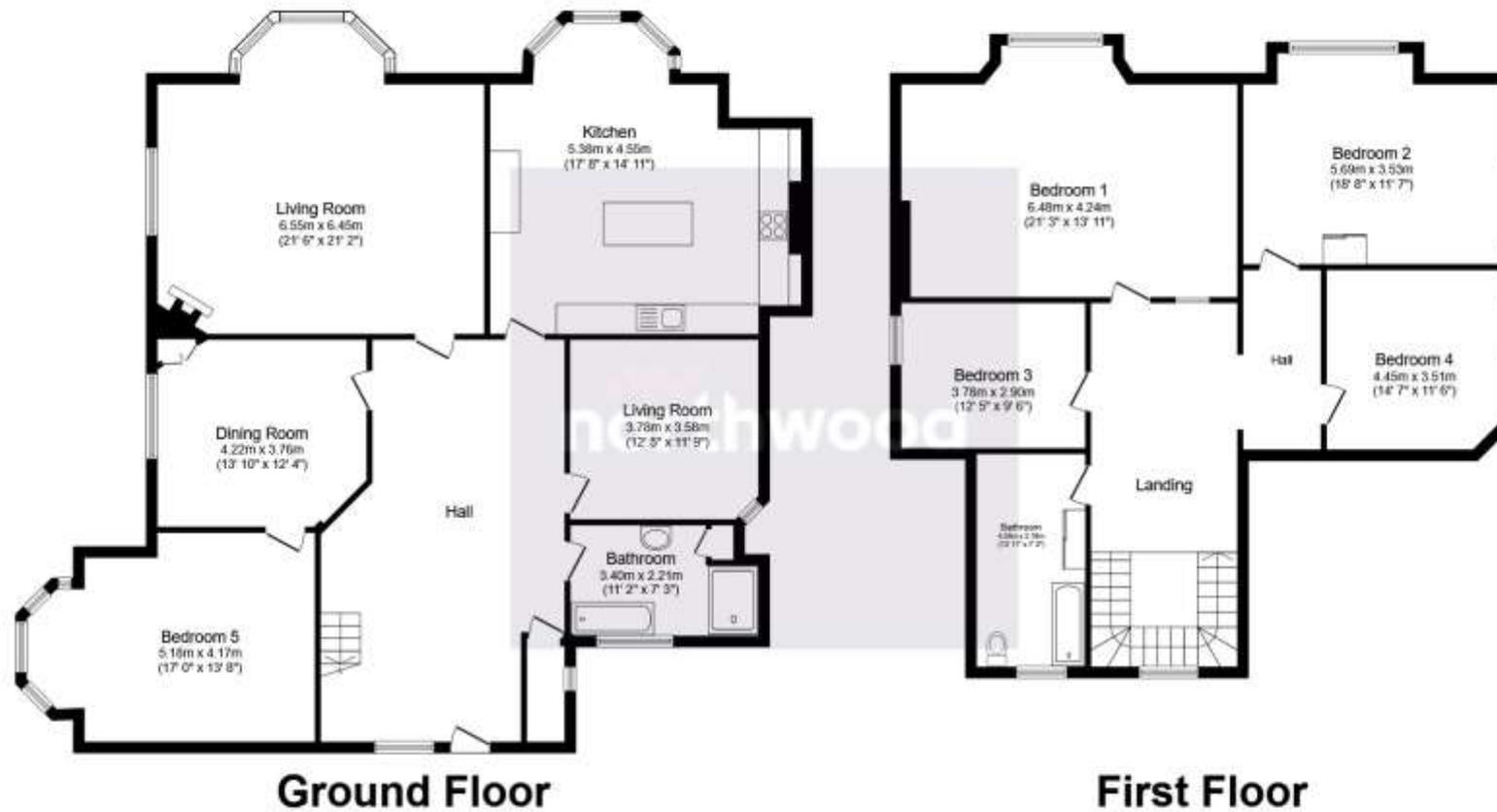
A spacious and characterful bedroom featuring original wooden flooring, high ceilings and attractive period style lighting. The room benefits from a beautiful bay window framed by an elegant archway, allowing plenty of natural light and offering pleasant views. A generous and versatile space that could also be used as a guest bedroom, additional reception room or home office.

Second Floor Bathroom 4.24m x 2.18m (13'11" x 7'2")

A well-proportioned bathroom featuring a panelled bath with overhead shower, WC and wash hand basin set within a vanity unit providing useful storage. The room is finished with tiled walls and wood effect flooring and benefits from a window allowing natural light and ventilation, creating a bright and practical bathroom space.







Total floor area 277.9 sq.m. (2,991 sq.ft.) approx

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