



Constables
SALES & LETTINGS

Kings Brow

Bebington, Wirral

£445,000



Constables are privileged to offer this rare opportunity to acquire an impressive, double fronted period residence and large garage/workshop in the heart of Higher Bebington.

4 Kings Brow features on historical records in the mid-18th Century and the oldest part of the dwelling was a former public house serving ale as far back as the 1700s. The property is of sandstone construction with a slate roof and many of the original period features have been retained, including exposed stone walls, ceiling beams, quarry tile floors, open fires and exposed wood flooring.

The accommodation is arranged over three floors, including the cellar. The accommodation comprises; an entrance hallway with stairs to the first floor landing and doorways to the lounge and sitting room/study. The sitting room/study has an exposed stone wall and open fireplace. The lounge has a wood-burning stove and doorway into the kitchen. The kitchen has a range of units, wood worktops and an integrated oven and hob. Off the kitchen is the area which was formerly a public house, which is now the dining room with an access hatch to the cellar. This room leads to a rear utility room and W.C.

On the first floor, there are four double bedrooms and a shower room. The main bedroom has a vaulted ceiling with exposed beams.

Externally, the property has gated access at the side of the property, which leads to an enclosed garden with a lawn and patio area. Located further up Kings Brow is the large garage/workshop with sliding doors, power and light.

This impressive residence is offered for sale with no onward chain.

Constables

SALES & LETTINGS

- Link-Detached Period Residence
- Three Reception Rooms
- Many Character Features
- Council Tax Band: B (Wirral Borough Council)
- Highly Sought After Location
- Enclosed Garden
- No Onward Chain
- Four Double Bedrooms
- Off Road Parking & Large Garage/Workshop
- Tenure: Freehold

Location

The property is located in a highly sought-after area of Higher Bebington on the Wirral, with an array of local amenities and peaceful countryside and woodland close at hand. Nearby shops include a Post Office, newsagents, butcher, hairdressers, coffee shops, and Co-op and Sainsbury's supermarkets. There is a good mix of restaurants and pubs in the immediate vicinity catering to diverse tastes. Infant and Junior schools are within easy reach, along with the well-regarded Wirral Grammar Schools for Boys and Girls. Public bus and train transport runs regularly, and Liverpool City Centre can also be reached by car in around 15 minutes via the Mersey Tunnel. Higher Bebington has an attractive, well-maintained local park with tennis courts and sits

on the edge of the beautiful Wirral and Cheshire countryside, offering plenty of opportunities for walking, cycling and other outdoor activities. Bebington is a thriving and welcoming community, with a full year-round calendar of local clubs, classes, and events and a strong sense of community spirit.

Entrance Hallway

Sitting Room/Study

15'2" max x 9'11" max (4.64m max x 3.03m max)

Lounge

14'11" x 14'4" max (4.57m x 4.37m max)

Kitchen

13'0" x 8'7" (3.98m x 2.62m)

Dining Room

12'4" x 12'2" (3.76m x 3.72m)

Rear Utility Room

7'3" x 5'10" (2.21m x 1.79m)

W.C.

5'9" x 3'0" (1.77m x 0.92m)

Cellar

First Floor Landing

Bedroom One

12'5" x 12'3" (3.79m x 3.74m)

Bedroom Two

13'3" x 8'9" (4.04m x 2.67m)

Bedroom Three

8'10" x 14'3" (2.71m x 4.36m)

Bedroom Four

11'5" x 10'5" (3.48m x 3.2m)

Shower Room

5'11" x 6'6" (1.82m x 1.99m)

Garage/Workshop

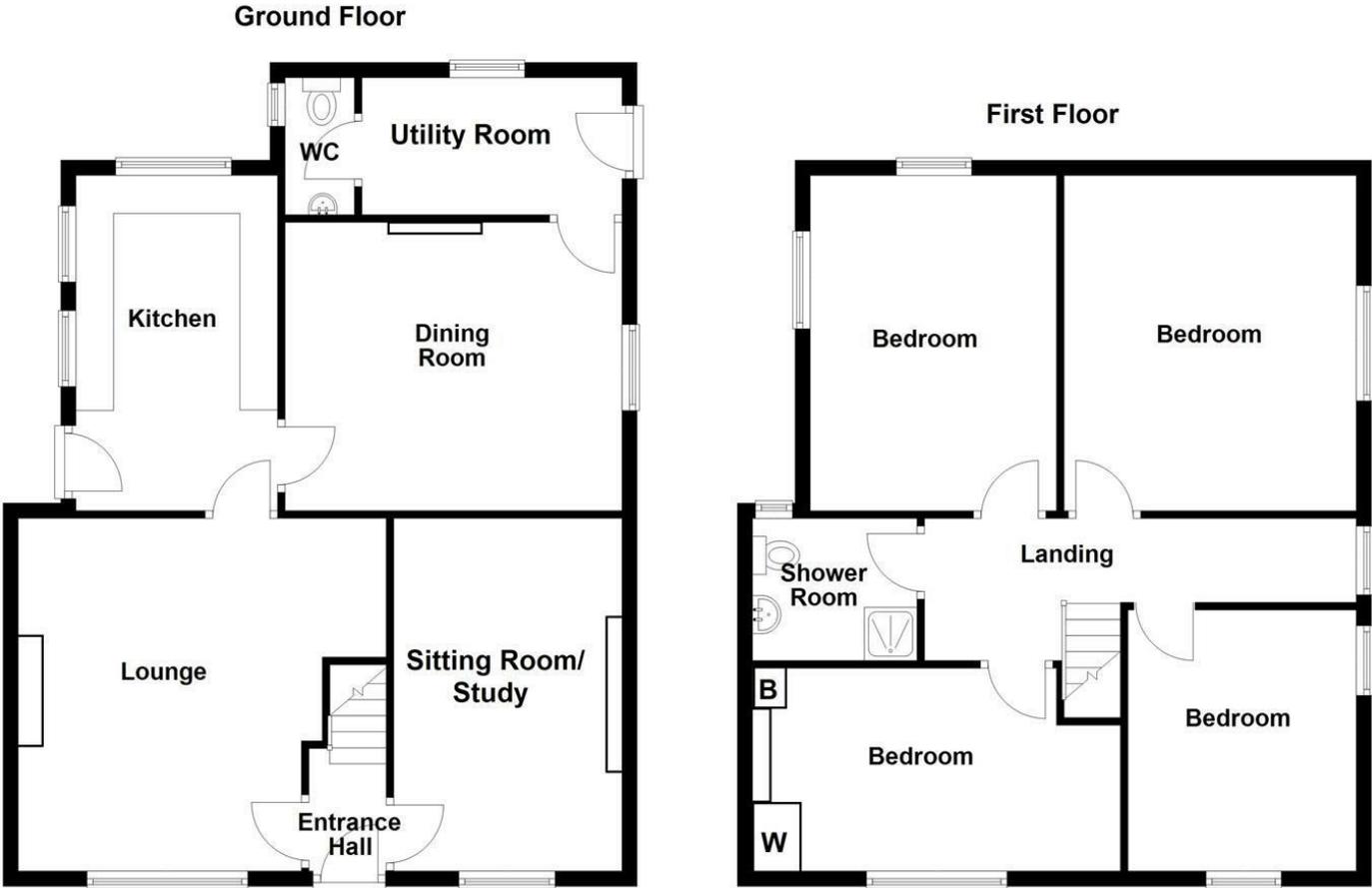
approx. 20'0" x 20'11" (approx. 6.12m x 6.4m)



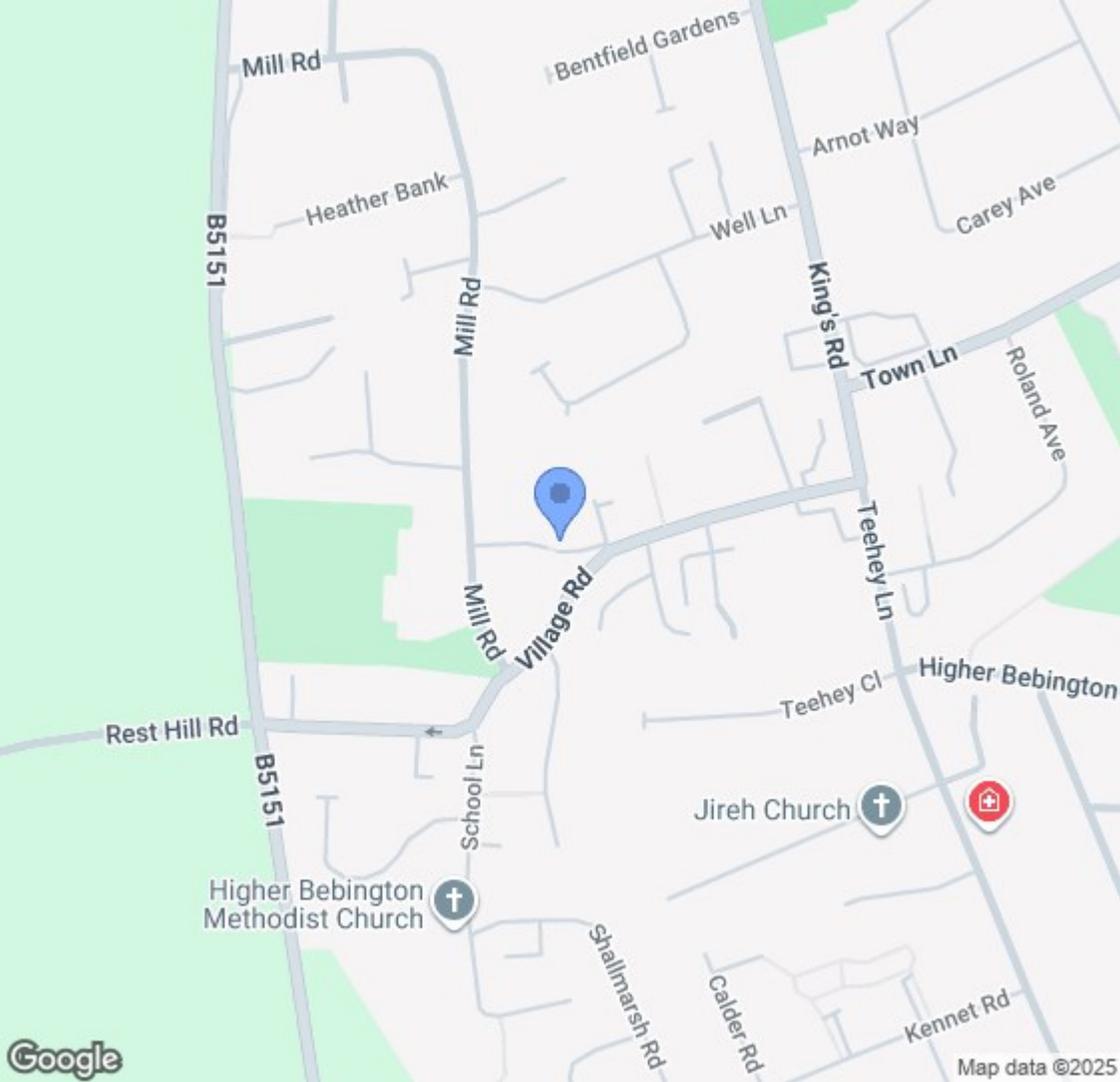
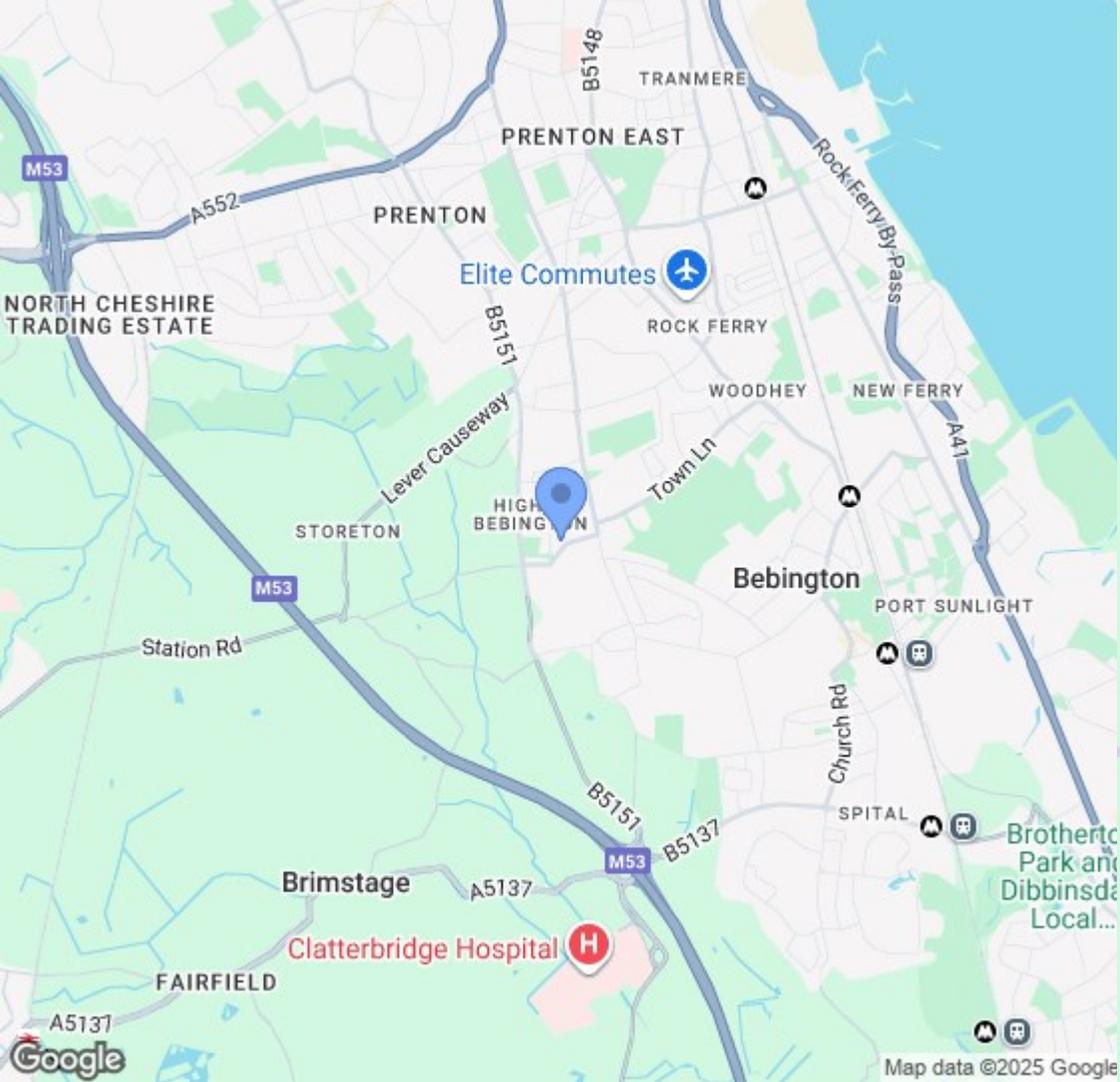


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.
 This plan is for illustrative purpose 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.
 Plan produced using PlanUp.



Location Map

Constables

S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333