



Constables
SALES & LETTINGS

Rocklands Lane Thornton Hough, Wirral

£420,000



Set within a picturesque semi-rural location and enjoying far-reaching views across open countryside, this charming three bedroom semi-detached sandstone cottage offers a rare blend of character, history and modern living. Formerly part of the Leverhulme Estate and known as the Groomsman's Cottage, the property has been thoughtfully updated while retaining its original charm.

The accommodation begins with an entrance porch leading into a spacious lounge, complete with a log burning stove, creating a warm and inviting focal point. A separate dining room sits adjacent, flowing through to a well-appointed kitchen, with a conservatory beyond, both perfectly positioned to take in the stunning rear outlook. The ground floor is further complemented by a double bedroom and a modern three-piece bathroom.

To the first floor are two further double bedrooms, along with useful eaves storage. Planning permission has been granted to extend the dormers, offering scope to introduce a first floor bathroom if desired (Ref: DP/22/01092).

Externally, the property benefits from a driveway and a front patio area, ideal for enjoying the sun. To the rear is a beautifully landscaped garden with a sunny aspect, featuring a lawn, raised patio and greenhouse.

Additional features include mains gas and a shared septic tank system.



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- Semi-rural Three Bedroom Sandstone Cottage
- Open Countryside Views
- Former Leverhulme Estate Groomsman's Cottage
- Conservatory Overlooking the Garden and Views
- Highly Sought After Location
- Planning Approved for Further Extension

Porch

Living Room

12'6 x 14'00 (3.81m x 4.27m)

Dining Room

12 x 10'11 (3.66m x 3.33m)

Kitchen

11'10 x 8'4 (3.61m x 2.54m)

Conservatory

9'9 x 11'00 (2.97m x 3.35m)

Bathroom

7'10 x 6'0 (2.39m x 1.83m)

Master Bedroom

11'11 x 11'11 (3.63m x 3.63m)

First Floor

Second Bedroom

10'11 x 13'4 (3.33m x 4.06m)


Third Bedroom

9 x 13'4 (2.74m x 4.06m)

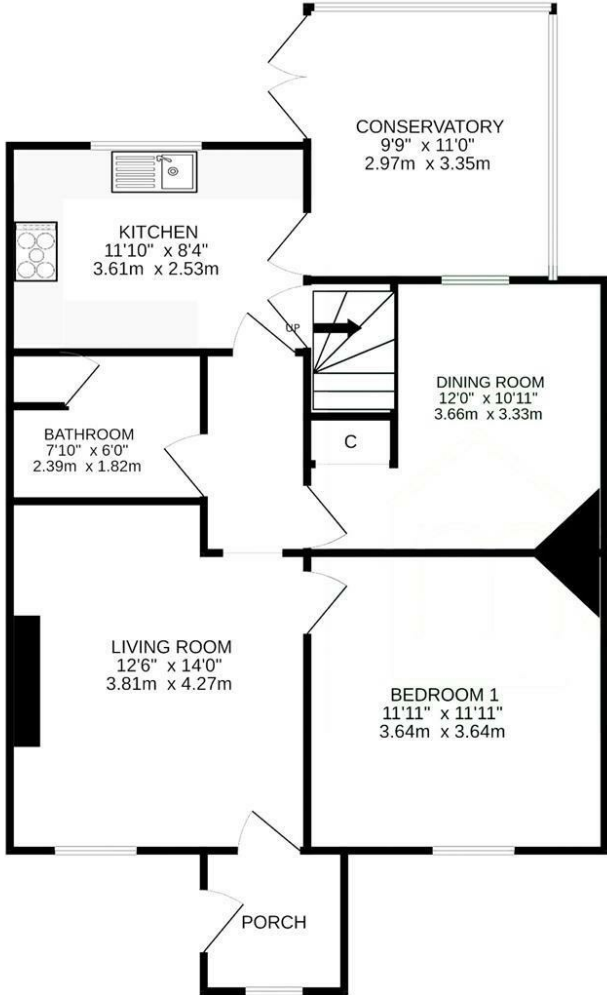




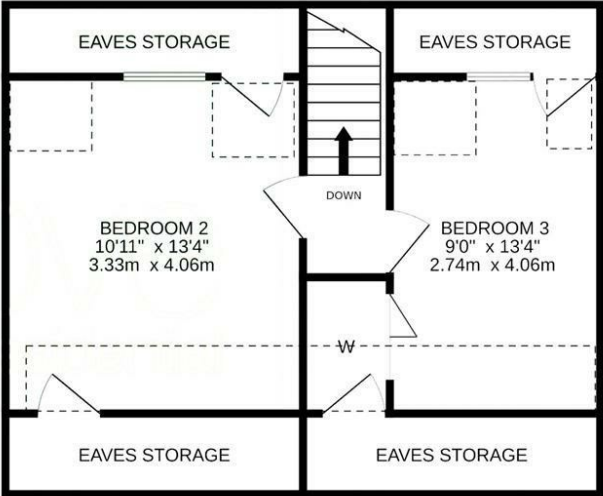
EPC & Floor Plan

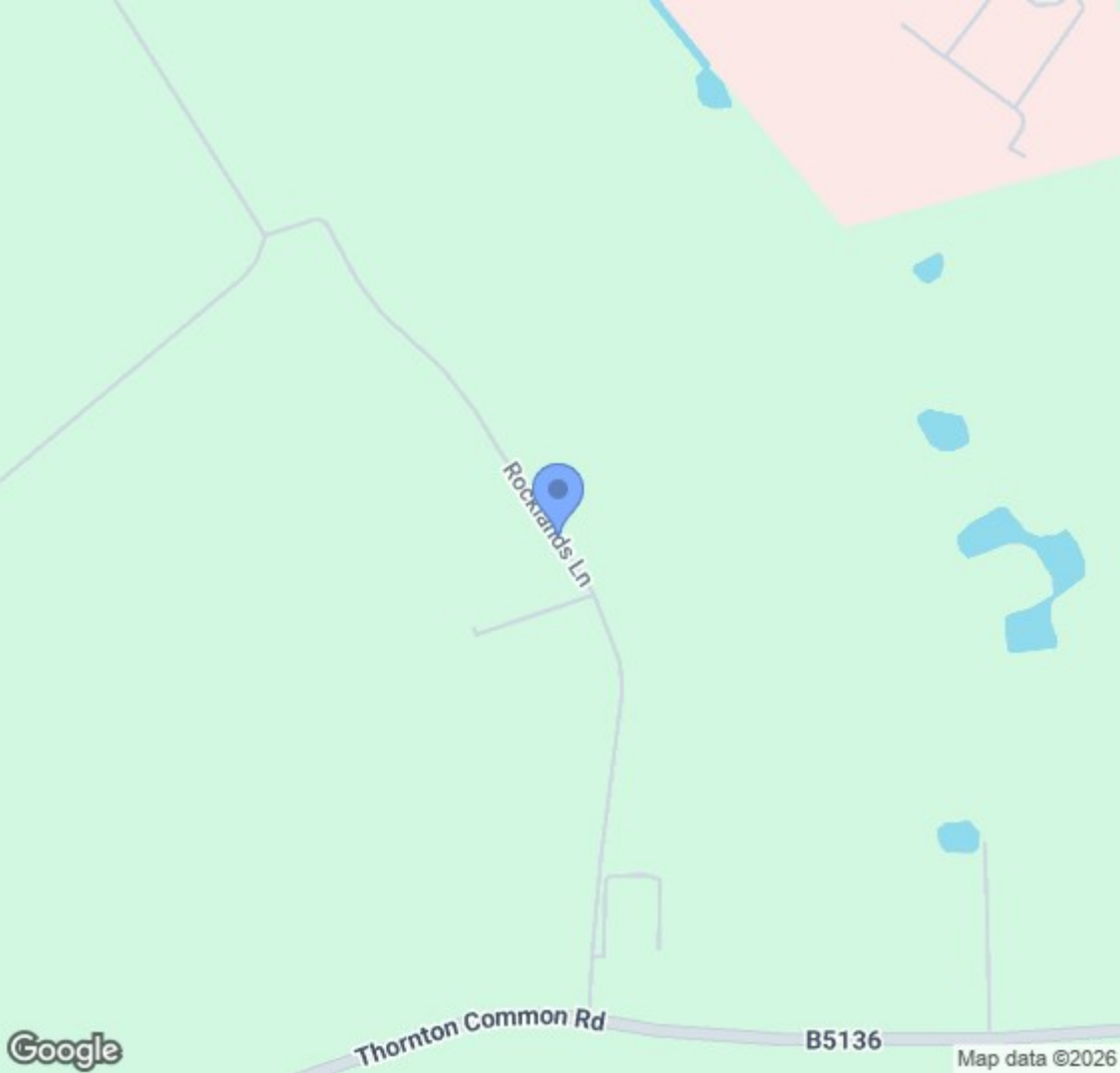
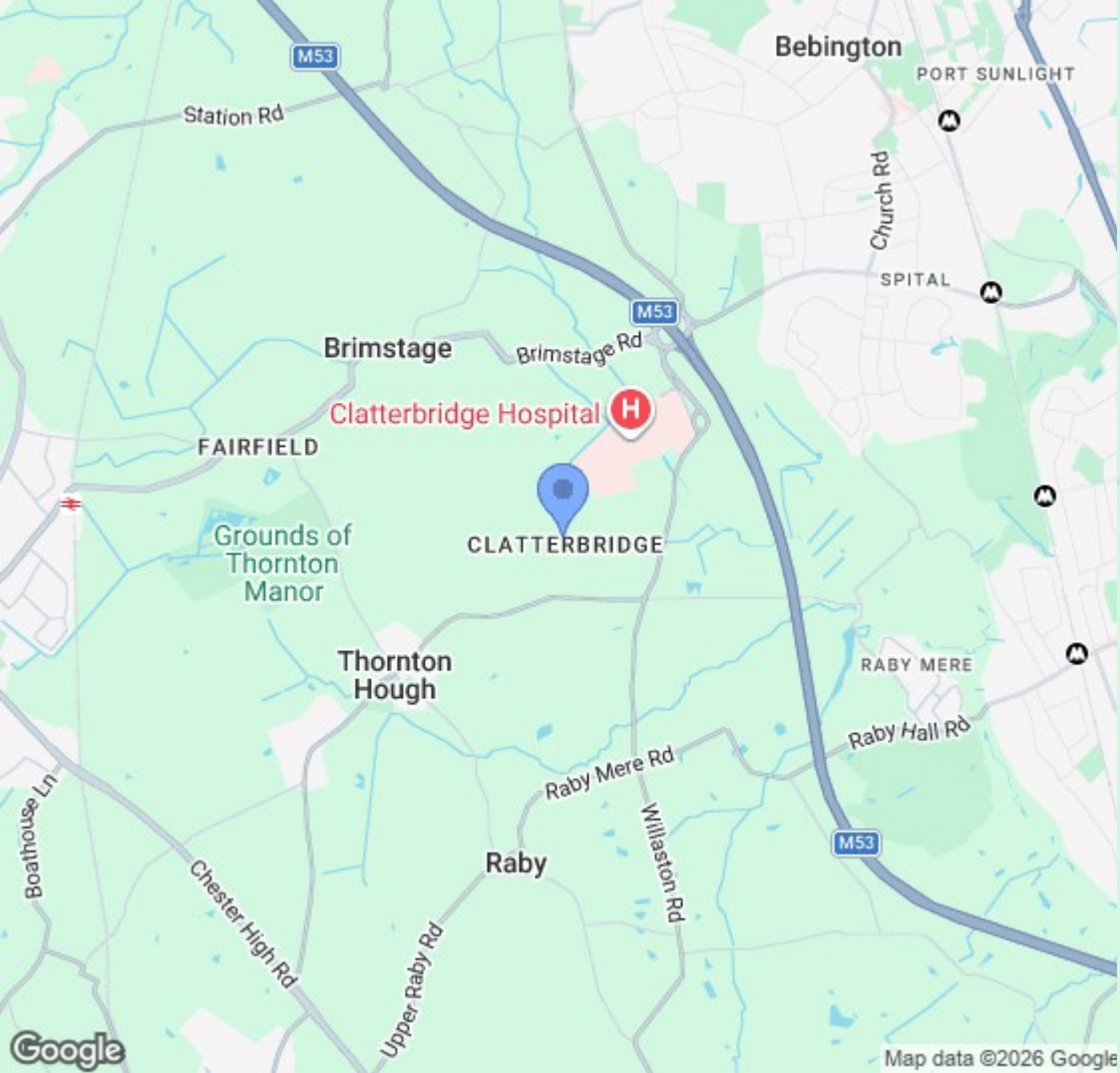
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR





Location Map

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