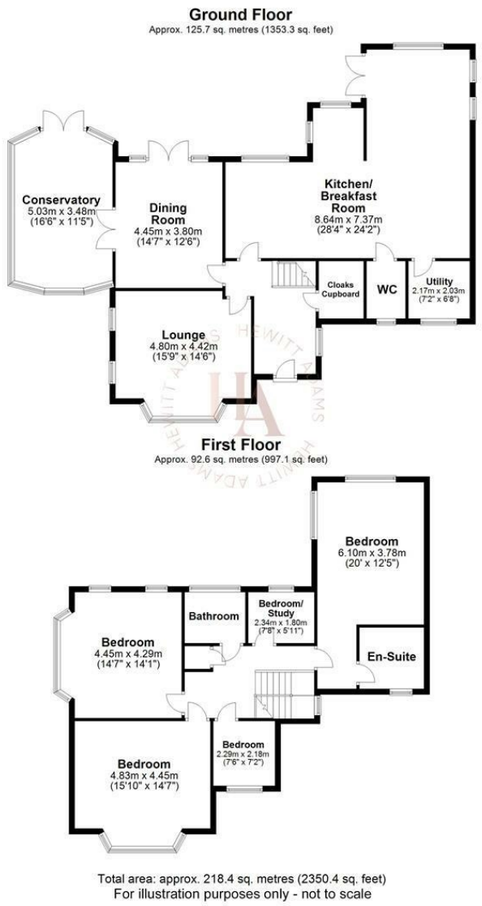






Total area: approx. 218.4 sq. metres (2350.4 sq. feet)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS



Barnston Road, Wirral, CH61 1AS

£725,000

5 Bedroom | 3 Reception | 2 Bathroom | D

A truly exceptional five-bedroom detached family home, set within one of Thingwall's most desirable locations on Barnston Road. Occupying an impressively large plot with beautifully landscaped gardens, this is a rare opportunity that simply must not be missed.

Hewitt Adams is proud to present this stunning residence, which has been thoughtfully improved by the current owners and is offered to the market in immaculate condition. Blending elegant period charm with modern living, the home features delightful touches such as parquet flooring, alongside contemporary upgrades including a stylish open-plan kitchen-diner and a recently updated ensuite to the principal bedroom. The property also benefits from a freshly rendered frontage, enhancing its already striking kerb appeal whilst retaining the character of the home.

Inside, the accommodation is both spacious and versatile. The ground floor comprises a welcoming entrance hallway, a lounge, a separate dining room, and a bright conservatory. The true heart of the home is the impressive open-plan kitchen, dining, and living space, perfectly designed for modern family life and entertaining, with views over the stunning rear garden. A utility room and downstairs WC complete the ground floor. Upstairs, there are five bedrooms and a contemporary family bathroom. The principal bedroom is further enhanced by its own newly fitted ensuite.

Externally, the property continues to impress. A generous driveway provides ample off-road parking for 4 cars, while the expansive rear garden enjoys a sunny aspect and has been beautifully landscaped. Highlights include a large Indian stone patio, extensive lawns, and a versatile garden room—previously used as both a home gym and a bar—adding an extra layer of lifestyle appeal.

This is a standout home offering space, style, and superb outdoor living in a prime Thingwall location—early viewing is highly recommended.

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Front Entrance

Hall
Staircase, radiator, power points

Lounge
9'10" x 15'5" (3.00 x 4.7)
Parquet flooring, radiator, power points, fireplace

Dining Room
14'9" x 13'1" (4.5 x 4.00)
Parquet flooring, fireplace, double glazed doors to the garden, radiator, power points, doors into the conservatory

Kitchen Diner
26'10" x 23'11" (8.2 x 7.3)
WOW FACTOR recently remodelled OPEN-PLAN kitchen dining living room with stunning fitted kitchen with integrated appliances and central island, fitted family style booth / window seat, and a further living area. Overlooking the incredible garden there are two sets of bi-folding doors that perfectly frame the garden and flood the kitchen with natural light

Utility
Fitted wall and base units, inset sink, space and plumbing for washing machine and dryer, double glazed window

W.C
W.C, wash hand basin, double glazed window

Conservatory
9'10" x 16'4" (3.00 x 5.00)
Opening out to the garden. Currently used as an office.

UPSTAIRS

Bedroom One
20'0" x 12'5" (6.1 x 3.8)
Double glazed windows, fitted wardrobes and window seat, radiator, power points, door into;

En-Suite
NEW stylish en-suite with shower, low level W.C, wash hand basin, heated towel rail

Bedroom Two
14'5" x 15'8" (4.4 x 4.8)
Double glazed windows, window seat, radiator, power points,

Bedroom Three
13'5" x 14'1" (4.1 x 4.3)
Double glazed windows, radiator, power points,

Bedroom Four
7'6" x 6'10" (2.3 x 2.1)
Double glazed windows, radiator, power points,

Bedroom Five / Study
7'10" x 5'10" (2.4 x 1.8)
Double glazed windows, radiator, power points,

Bathroom
Comprising bath with shower above, low level W.C, wash hand basin, heated towel rail, double glazed window

EXTERNALLY
Front Aspect - Large driveway affording parking for up to 4 cars. Side gate access to the rear garden.

Rear Aspect - Simply stunning. A mature, well established landscaped SUNNY ASPECT garden that is perfect for families and those that love outdoor entertaining. With a huge Indian stone patio, large lawned areas, further patio and a garden room currently used as a home gym but has previously been a fantastic bar and games room.

Side - Aspect - Indian stone path, with ample storage space

Council Tax Band
E










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