



BERYL ROAD



Beryl Road Noctorum



Six Double Bedrooms



Four Bathrooms



Three Reception Rooms



Private South Facing Garden



Gated Driveway / Garage



Gym Room

MICHELLE *Kingsbury*
Independent Estate Agent



Late Edwardian Home, Bursting with Character

Approached via a private gated driveway, the property immediately enjoys an enviable sense of privacy and exclusivity, with ample off-road parking and a generous frontage. A fabulous covered porchway provides a welcoming approach to the property, with useful storage for logs serving the two log burners and open fire found within the home.

On entering, the impressive reception hall creates a wonderful first impression. Spacious and welcoming, it features a beautiful open fireplace, providing an inviting focal point and an immediate sense of warmth and character.

The beautifully proportioned living spaces provide a wonderful balance of elegance, comfort and versatility, with fabulous lounges offering generous spaces for both relaxing and entertaining. Log burners create a warm and inviting atmosphere, while the beautiful open fireplace within the reception hall provides a striking focal point and a lovely sense of character.



A Fabulous Forever Home

Offering Exceptional Space, Privacy and Versatility

Occupying a substantial and wonderfully private plot, this impressive three-storey semi-detached residence offers approximately 4,470 sq ft (415.32 sq m) of beautifully appointed and exceptionally versatile accommodation arranged over three floors.

With six bedrooms, generous reception spaces, a superb open-plan kitchen and dining area, extensive established gardens and a substantial attached garage and gym with exciting potential to create an annexe, this is a truly special family home, offering the space, flexibility and privacy to adapt beautifully to modern family life for years to come.





Exceptional Space, Privacy and Versatility

At the heart of the home is the impressive open-plan kitchen and dining space, perfectly suited to modern family living.

The kitchen is centred around a substantial island and complemented by a traditional AGA, creating a wonderfully sociable space for family and friends to gather. With a lovely outlook over the established rear garden, it is a room that can truly be enjoyed throughout the day, while a separate utility room provides excellent practical space.

The accommodation extends across three floors, providing an exceptional degree of flexibility and including six well-proportioned bedrooms. The generous layout offers plenty of opportunity for family members to enjoy their own space, while also providing excellent options for guests, teenagers, home working or hobbies.























Substantial Garage, Gym & Annexe Potential

To the side of the property is a substantial attached garage and gym, offering a highly versatile additional space with exciting future potential. Subject to the necessary planning consents, this could potentially be transformed into a self-contained annexe, providing an excellent opportunity for dependent relatives, older children, guests or those looking for a separate home-working, leisure or guest space.

The combination of extensive accommodation, a generous plot, private gated access, superb established gardens and future development potential makes this an exceptionally adaptable home.



Your Secluded Sanctuary Awaits

Beautiful Private Gardens & Exceptional Outdoor Space

The property occupies an impressive overall plot of just over one-third of an acre, offering a rare amount of outdoor space, privacy, and seclusion. Enveloped by established, mature greenery and striking specimen trees, the grounds present a wonderful, peaceful canvas with ample versatility for a variety of family uses.

The south-facing rear aspect ensures a sunny, bright environment throughout the day. While the expansive lawn offers a great footprint for children's play or family life, it also provides an exciting opportunity for keen gardeners to landscape and truly make it their own.

A substantial outdoor entertaining area further extends the living space during the warmer months. This provides an excellent setting for alfresco dining, large family gatherings and hosting friends throughout the year.

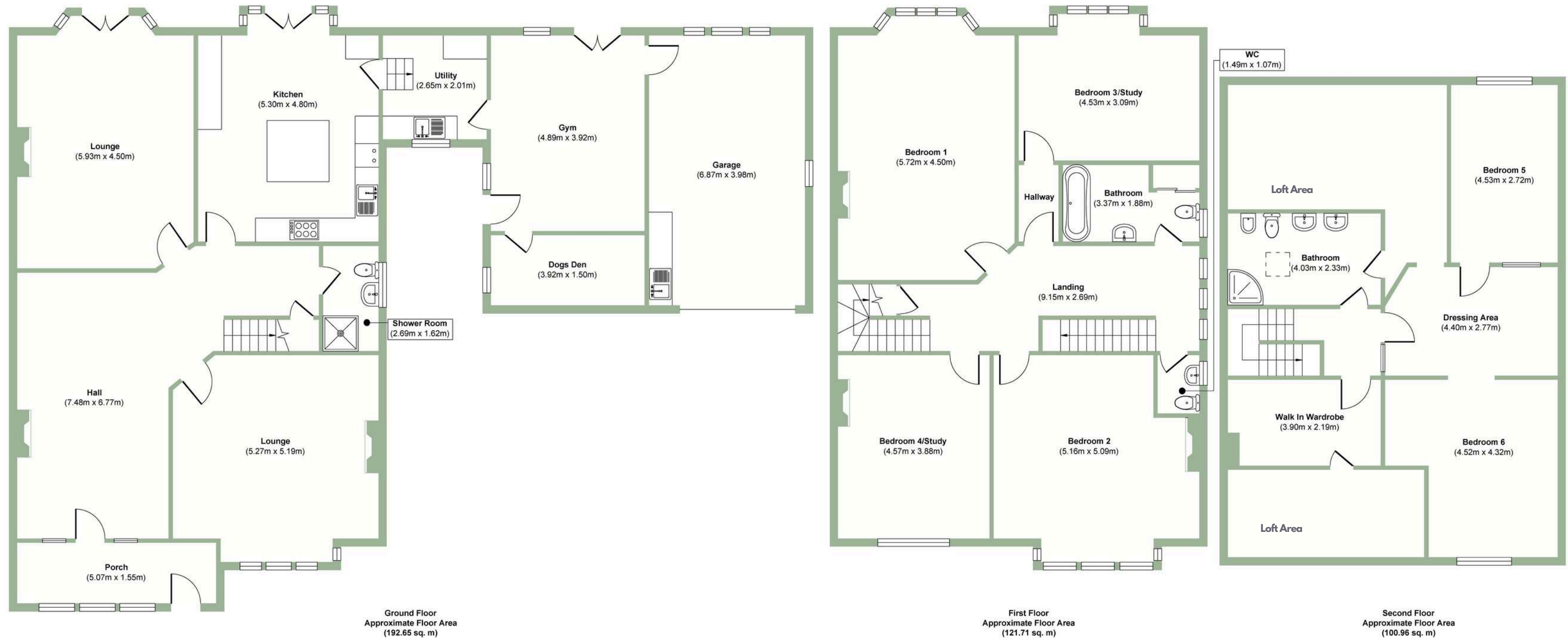


A Home for the Future

A home of this scale is impressive in itself, but it is the combination of space, character, privacy and potential that truly sets this property apart. It is a fabulous forever home, offering the rare combination of substantial accommodation, beautiful character, privacy and the flexibility to evolve with the changing needs of a family.

It is conveniently located within approximately five minutes' drive of Birkenhead School, St Anselm's College and BHSA, with the amenities of Oxton Village and the beautiful Wirral coastline also within easy reach.

A distinctive and exceptionally spacious family residence, offering six bedrooms, three floors of versatile accommodation, a private gated driveway, extensive south-facing gardens, superb entertaining space and exciting annexe potential — a truly fabulous forever home.



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Approx. Gross Internal Floor Area 415.32 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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