



Ivy Cottage

West Kirby Road, Saughall Massie, Wirral, CH46 5NH

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Wirral, CH46 5NH

Guide Price - £699,950

Ivy Cottage is a superb Grade II listed cottage, extensively rebuilt by the current owner while beautifully retaining its original character. The property enjoys striking kerb appeal, featuring a part tiled, part thatched roof, along with immaculately maintained gardens, off road parking and a detached double garage. Situated in the popular village of Saughall Massie on the Wirral, it occupies a generous plot within easy reach of local amenities and the neighbouring towns of Hoylake and Moreton.

The accommodation briefly comprises of a spacious reception/dining room with a feature log burner, kitchen, lounge, inner hallway/study area, and three first floor bedrooms, including an ensuite, along with a family bathroom.

Externally, there is off road parking to the side of the property leading to the detached double garage, which benefits from a boarded loft storage space. The gardens are presented to an exceptional standard, with a lawned area to one side, decorative plum slate frontage, and a rear patio with shed and log store.

LOCATION

Saughall Massie is a charming and historic village on the Wirral, known for its peaceful setting, character properties and strong sense of community. With its semi-rural feel, the area offers a lovely balance of countryside surroundings and convenient access to nearby towns, including Moreton, Hoylake and West Kirby. The village is home to several listed buildings and retains much of its traditional charm, making it a sought-after location for those who appreciate period architecture and a quieter pace of life. Local amenities, schools and transport links are all within easy reach, while the surrounding open spaces provide excellent opportunities for walking, cycling and outdoor leisure.

Saughall Massie continues to attract buyers looking for a well-connected yet tranquil place to live, with a welcoming village atmosphere and the coast just a short drive away.





ACCOMMODATION

Accessed from the front of the property via a timber panel door leading through to the large reception/dining room.

RECEPTION/DINING ROOM

A spacious formal reception room with four double glazed windows, recess cast iron burner, exposed sandstone chimney breast, two radiators, stairs to the first floor master bedroom, door to inner hall.

LOUNGE

Two double glazed windows to front, open fireplace, timber surround and mantle, decorative tiled surround, raised hearth, radiator, beam ceiling, door and stairs to small landing area.

KITCHEN

Wall, base and drawer units, tiled worksurfaces, Belfast style sink unit, Rangemaster oven, gas central heating boiler, radiator, flagged flooring, plumbing points for a washing machine and a dishwasher, space for a tumble dryer, beam ceiling, three double glazed windows, door to outside.



INNER HALLWAY/STUDY AREA

Double glazed window, radiator, stairs to small landing area.

BATHROOM

Roll top bath, hand held shower head over, WC and bidet, wash hand basin, beam ceiling, radiator, three double glazed windows.

SMALL LANDING

From both the inner hallway/study and lounge leading to two double bedrooms.

BEDROOM

Double glazed window, beam ceiling, radiator.

BEDROOM

Double glazed window to side, beam ceiling, priest hole style door through to the main bedroom, radiator.

MASTER BEDROOM

Double glazed window, two radiators, door to ensuite.

ENSUITE

Shower cubicle with a mains shower, WC and wash hand basin, built in cupboard with sliding doors, radiator, double glazed window.



OUTSIDE

The property is located on a corner plot, having pedestrian access to front and side, plus driveway parking for two cars which leads to a **DETACHED DOUBLE GARAGE** with a first floor boarded loft storage space.

GARDEN

On approach there is a pedestrian gate to front and a decorative plum slate garden. To the side of the property there is a predominantly lawned garden, hedging to boundary, gravel and flagged patio area plus a storage shed and log store.

Further pedestrian access via the driveway having a pathway and steps rising to the patio and rear entrance.

SERVICES

Mains electric, water, gas and drainage.

COUNCIL TAX

D

EPC

C

DIRECTIONS

Postcode CH46 5NH

What3words ///event.fall.lazy

APPROXIMATE DISTANCES

Moreton Train Station - 2.1 miles

Hoylake Train Station - 3.3 miles

Liverpool Airport - 36.4 miles





AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.



SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

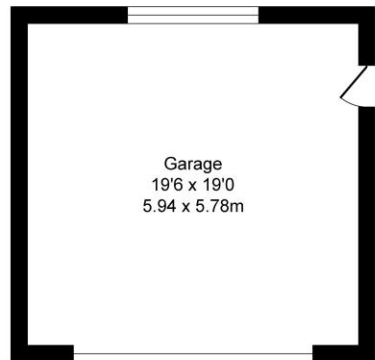
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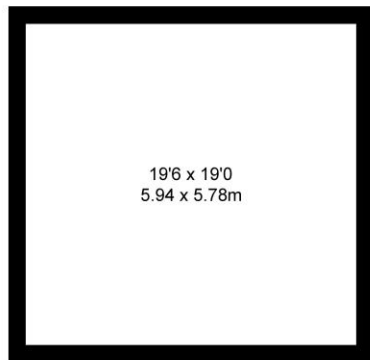
Total Approx. Floor Area 2966 Sq.ft. (275.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



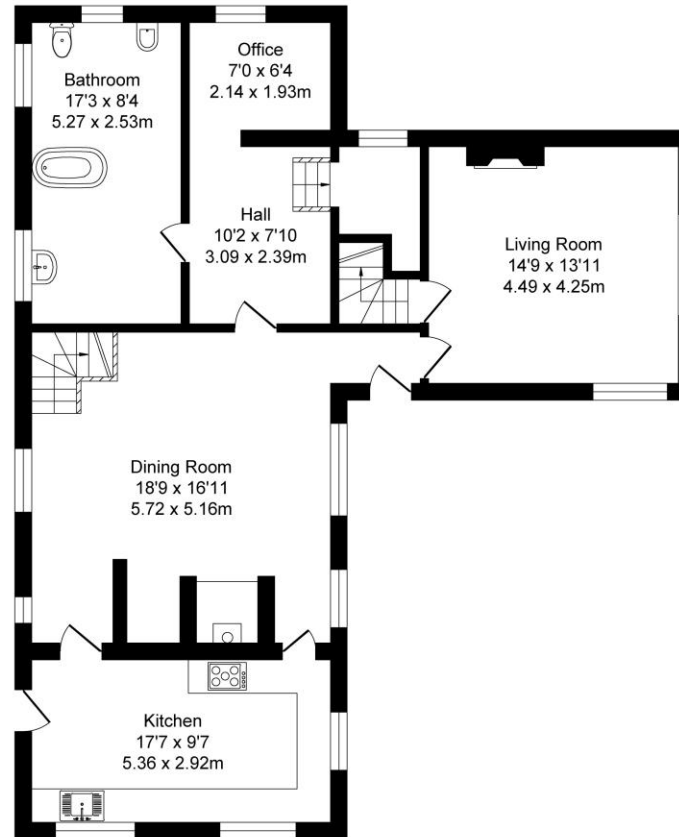
Garage Ground Floor

Approx. Floor
Area 369 Sq.Ft
(34.3 Sq.M.)



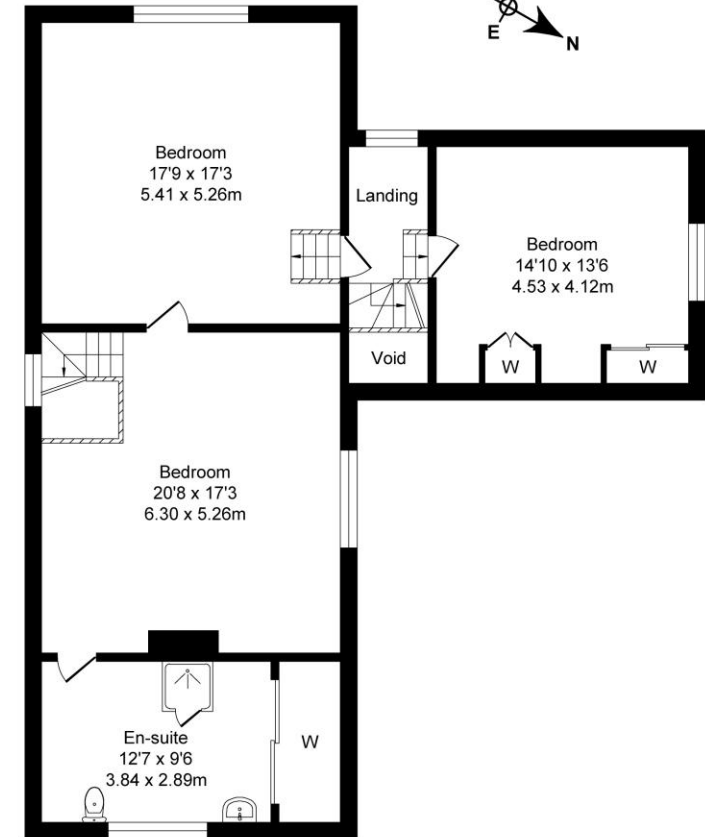
Garage First Floor

Approx. Floor
Area 369 Sq.Ft
(34.3 Sq.M.)



Ground Floor

Approx. Floor
Area 1114 Sq.Ft
(103.5 Sq.M.)



First Floor

Approx. Floor
Area 1114 Sq.Ft
(103.5 Sq.M.)

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