



Rock Lane West, Rock Ferry

£400,000



LESLEY HOOKS
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Every so often a property comes along that simply stops you in your tracks — and this magnificent Victorian villa is exactly that kind of home. Sympathetically and fully modernised throughout, yet still rich with the original features that give a period property its soul, this is a house that delivers on both charm and sheer, glorious space. Step through the vestibule — that classic Victorian welcome — and into the hallway, where high ceilings and a real sense of grandeur set the tone for everything that follows. The ground floor alone is a revelation. The lounge offers a wonderfully elegant space to entertain, while the separate living room provides a cosier retreat for quieter evenings. For those who work from home, a dedicated home office means no more laptops balanced on knees at the kitchen table, and a further sitting room offers yet another space to relax, unwind, or simply escape the rest of the household for half an hour. The kitchen dining room forms the natural heart of the home, with a utility room close at hand to keep the everyday business of washing and drying firmly out of sight. Whether it's a family breakfast before the school run or a proper Sunday roast with all the trimmings, this is a kitchen built for real life. Upstairs — and there's rather a lot of upstairs — you'll find seven double bedrooms, offering exceptional flexibility for a large family, multi-generational living, or simply those who like a little room to spread out. There's even an occasional eighth bedroom or cot room, ready and waiting for whatever life brings next. Two dressing rooms add a genuinely indulgent touch, while two spacious bathrooms ensure the morning rush never becomes a bottleneck. Down below, the cellar rooms offer fantastic scope for storage, while up above, the loft room provides yet another flexible space — a games room, a study, a teenage retreat — the choice really is yours. Outside, the property continues to impress in equal measure. To the front, a generous garden and driveway offer both kerb appeal and off road parking. To the rear, a paved garden and covered courtyard provide the perfect setting for alfresco dining whatever the Wirral weather decides to do, while a garage offers further parking or storage. Ideally situated, the property is within walking distance of local shops, schools and Rock Ferry train station, putting the very best of everyday convenience right on the doorstep. Council tax band C. Freehold

Vestibule

5'10" (1.78m) x 5'0" (1.52m)

Hallway

26'8" (8.13m) x 5'9" (1.75m)

Lounge

20'8" (6.3m) x 14'2" (4.32m)

Living Room

20'5" (6.22m) x 14'2" (4.32m)

Home Office

12'0" (3.66m) x 5'10" (1.78m)

Sitting Room

12'2" (3.71m) x 8'10" (2.69m)

Kitchen Dining Room

14'8" (4.47m) x 14'2" (4.32m)

Utility Room

12'0" (3.66m) x 8'3" (2.51m)

Bedroom One

14'5" (4.39m) x 14'3" (4.34m)

Bathroom 1

12'0" (3.66m) x 7'10" (2.39m)

Dressing Room

12'0" (3.66m) x 5'11" (1.8m)

Bedroom Two

17'0" (5.18m) x 14'2" (4.32m)

Occasional Bedroom/ Cot Room

8'11" (2.72m) x 5'10" (1.78m)

Bedroom Three

17'0" (5.18m) x 14'3" (4.34m)

Bedroom Four

14'5" (4.39m) x 14'2" (4.32m)

Bathroom 2

12'0" (3.66m) x 7'11" (2.41m)

Dressing Room

12'0" (3.66m) x 5'11" (1.8m)

Bedroom Five

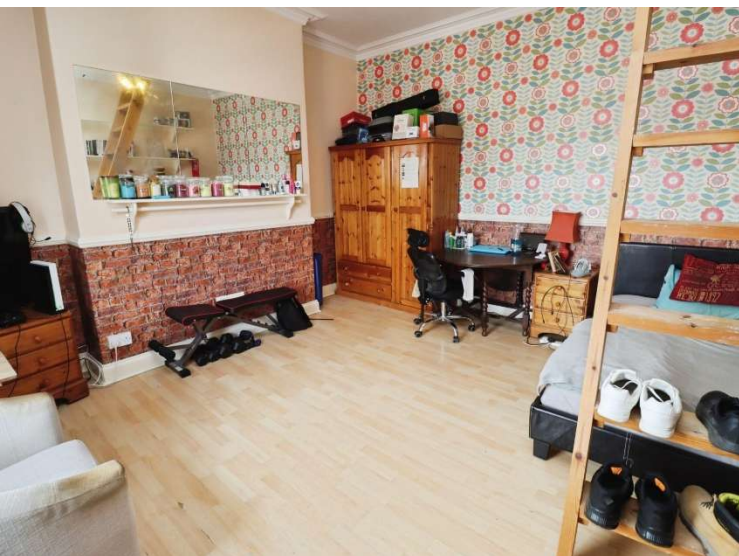
17'2" (5.23m) x 14'1" (4.29m)

Bedroom Six

17'3" (5.26m) x 14'3" (4.34m)

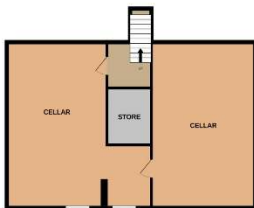
Bedroom Seven

9'1" (2.77m) x 5'10" (1.78m)





BASEMENT
808 sq.ft. (74.8 sq.m.) approx.



GROUND FLOOR
1340 sq.ft. (124.5 sq.m.) approx.



1ST FLOOR
1190 sq.ft. (110.5 sq.m.) approx.



2ND FLOOR
1190 sq.ft. (110.5 sq.m.) approx.



TOTAL FLOOR AREA: 4524 sq.ft. (420.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes 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.
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