



Rocklands Lodge

Thornton Common Road, Thornton Hough, Wirral, CH63 4JU

Rocklands Lodge

Thornton Common Road, Thornton
Hough, Wirral, CH63 4JU

Guide Price - £750,000

Rocklands Lodge, a superb detached cottage set in land extending to just over 3 acres. The property is sure to appeal to a wide range of purchasers, particularly those with equestrian interests, benefiting from two stables, a manege, field shelter and a selection of useful storage sheds.

The well presented accommodation provides a welcoming entrance hall, two attractive reception rooms and a spacious open plan dining kitchen, ideal for both everyday family living and entertaining. To the first floor are three well proportioned bedrooms and a family bathroom. Externally, the property enjoys ample off-road parking, a patio area and established lawned gardens. The extensive grounds incorporate the equestrian facilities, outbuildings and an area of woodland, creating a delightful rural setting with excellent privacy and versatility.

LOCATION

Thornton Hough is one of the Wirral peninsula's most sought after and picturesque villages. Renowned for its charming village green, characterful period architecture and strong sense of community, the village offers a unique blend of rural tranquillity and modern convenience. Originally developed as a model village, Thornton Hough retains its timeless appeal with attractive tree lined roads, historic buildings and beautifully maintained open spaces. Residents enjoy an excellent selection of local amenities, including popular pubs, cafés, a village shop, sporting facilities and highly regarded schools nearby.

The village is also home to the prestigious Thornton Hall Hotel & Spa and lies within easy reach of Heswall, Chester and Liverpool, making it an ideal location for commuters seeking countryside living without compromising on accessibility. Surrounded by open farmland, woodland walks and scenic bridleways, Thornton Hough offers an enviable lifestyle in a truly idyllic setting, combining heritage, community spirit and exceptional quality of life.





ACCOMMODATION

Approached via the driveway to the front entrance.

ENTRANCE HALL

Timber stable door through to the entrance hall having a high pitch ceiling, feature tiled flooring, radiator, windows to side and stairs rising to the first floor landing.

SITTING ROOM

Currently utilised as a fourth bedroom having window to front, open fireplace, radiator.



KITCHEN AREA

A large open plan dining kitchen with the kitchen area having a fitted range of wall and base units, single drainer sink unit, Electric oven, extractor unit, plumbing for a dishwasher, tiled flooring, plumbing for a washing machine, space for a fridge freezer, storage cupboard, window and door to rear.

DINING AREA

Windows to front, tiled flooring, cast-iron double-sided burner, brick surround and mantel, raised hearth and a built-in storage cabinet.

LIVING ROOM

A good size living room having the benefit of the reverse side of the cast iron burner, feature timber surround and mantel, windows and French doors to outside.

FIRST FLOOR LANDING

Window to rear and radiator.

BEDROOM 1

Double bedroom with windows to front and a radiator.

BEDROOM 2

Double bedroom having window to side, built-in wardrobes and a radiator.

BEDROOM 3

Window to front, built-in wardrobe and a radiator.



BATHROOM

A four piece suite comprising a panel bath, with a mixer tap and a handheld shower head, shower cubicle and shower, WC and vanity wash hand basin, heated towel rail, part tiled walls and window to rear.

OUTSIDE

Approached via a gated driveway which extends to ample off-road parking and turning space, plus an additional vehicle access to the other side of property.

GARDEN

Patio area and lawned garden to the rear of the property providing excellent outside space.

OUTBUILDINGS

Two stables, field shelter plus versatile storage/machinery sheds.

LAND

In all, extending to just over 3 acres, having a manege, paddocks and a woodlands area.

SERVICES

Mains electric, water, private drainage.

COUNCIL TAX

F

EPC

F

DIRECTIONS

Sat Nav CH64 4JU.

What3words ///tile.unloaded.join





APPROXIMATE DISTANCES

Manchester Airport 40 miles

Liverpool Airport 31.3 miles

Chester 12.1 miles

AML REGULATIONS

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee 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.

RESTRICTIVE COVENANT/DEVELOPMENT OVERAGE PROVISION

The property is subject to an overage agreement for a period of 20 years commencing in 2023. An overage payment equal to 30% of the uplift in value shall become payable on the grant of any relevant planning permission, whether outline or detailed, for any purpose other than horticultural, arboricultural, agricultural, or equestrian use.

LAND REGISTRY

Potential buyers should note there is an amendment required to the boundary of the second driveway to the east of the front entrance. This will be completed prior to exchange of contracts.

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

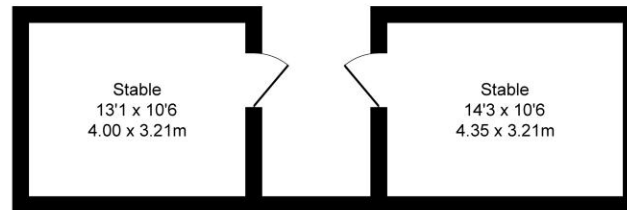
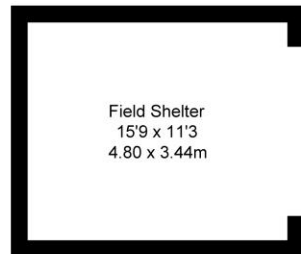
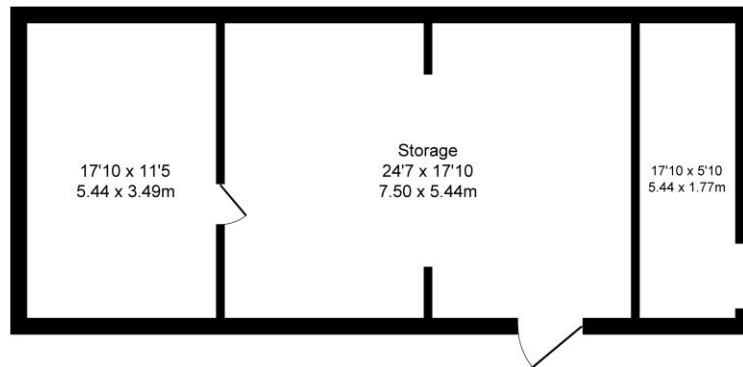
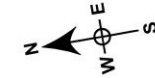
Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



Rocklands Lodge

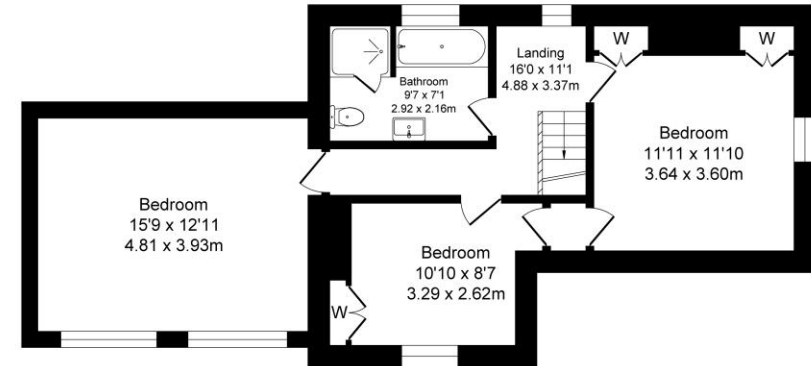
Total Approx. Floor Area 2738 Sq.ft. (254.3 Sq.M.)

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.



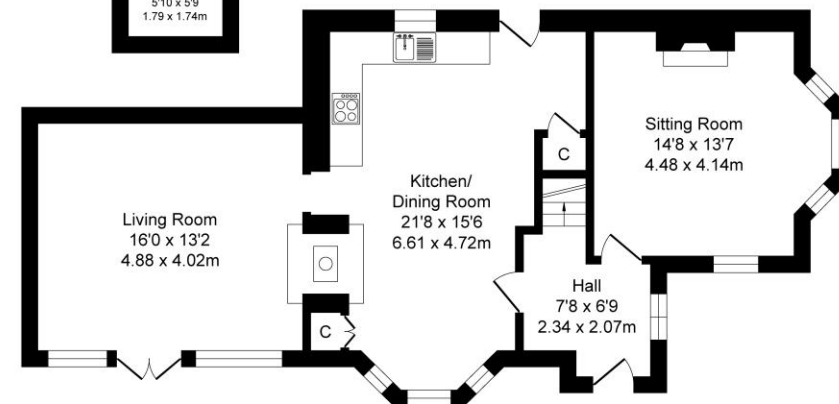
Outbuildings

Approx. Floor
Area 1295 Sq.Ft
(120.3 Sq.M.)



First Floor

Approx. Floor
Area 673 Sq.Ft
(62.5 Sq.M.)



Ground Floor

Approx. Floor
Area 770 Sq.Ft
(71.5 Sq.M.)

Follow
us on



Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU
Tel: 01829 773000 | Email: residential@rostons.co.uk
www.rostons.co.uk

Rostons  **VILLAGE & COUNTRY HOMES**
01829 773000 | www.rostons.co.uk