

Constables
SALES & LETTINGS

Rivacre Road

Hooton, Ellesmere Port

£1,000,000



An exceptional lifestyle property set within approximately five acres, combining a substantial private residence with extensive grounds, outbuildings and a rare degree of flexibility.



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- Exceptional Detached Residence Set In Approximately 5 Acres
- Four Bedrooms
- Huge Garage, Store Rooms and Workshop
- No onward chain
- Business Opportunity for Caravan Storage
- Two Bathrooms
- Private Gardens
- Private and Secluded Location
- Three Reception Rooms
- Viewing Strictly By Appointment.

Property Description

Discreetly positioned at the end of a long private driveway, this individual detached residence offers an increasingly difficult-to-find combination of space, privacy and versatility. Set within approximately five acres and conveniently placed for Hooton, Eastham and the wider Wirral, the property presents an exciting opportunity for those seeking considerably more than a conventional family home.

The house itself is substantial, beautifully appointed and finished to an excellent standard throughout, with generous and adaptable accommodation that can readily evolve around the requirements of its next owners.

There is a vestibule entrance which is currently used as the study which leads through to a central hallway. There is an impressive lounge and dining room, providing a wonderfully sociable principal reception space. The modern kitchen is arranged around a central island and connects naturally with a large conservatory overlooking the gardens, from where doors open onto a raised deck and create an excellent setting for outdoor dining and entertaining.

There are four bedrooms, together with two bathrooms. A further substantial open-plan reception room, currently utilised as a games room and gym, adds another dimension to the accommodation and could suit a variety of recreational, working or family uses.

Outside is where the property becomes particularly remarkable. The long approach opens onto a generous parking and turning area, with access to a substantial garage, workshop and additional storage accommodation. Beyond the immediate gardens lies the remainder of the approximately five-acre holding, providing an exceptional amount of usable land and enormous scope for a buyer to shape the property around their own lifestyle.

The grounds are presently utilised in part for caravan storage, providing the current owners with an established income stream. The business can be made available with the property if required, with further information and accounts available to genuinely interested parties. Alternatively, the extent and nature of the land lends itself to a broad range of potential lifestyle uses, including equestrian interests, subject of course to any necessary consents.

It is the combination that makes this such an unusual proposition: a substantial and impressive family home, approximately five acres of land, extensive garaging and workshop space, together with the option of an existing income-producing use.

For purchasers whose priorities extend beyond simply choosing a house — whether seeking land, privacy, space for hobbies or vehicles, equestrian potential, working from home or the opportunity to combine home and income — this is a property that warrants serious consideration.

Opportunities offering this degree of space and versatility within the Wirral are increasingly rare, and an internal inspection together with a full tour of the grounds is essential to appreciate the scale of what is available.

Viewing is strictly by appointment through Constables Estate Agents.

Entrance Vestibule / Study
9'1" x 11'3" (2.77m x 3.45m)

Lounge Dining Room
12'11" x 25'3" (3.94m x 7.71m)

Kitchen
16'10" x 14'4" (5.15m x 4.37m)

Conservatory
13'3" x 12'1" (4.06m x 3.70m)

Bedroom One
14'5" x 14'6" (4.39m x 4.42m)

Bathroom
7'10" x 11'7" (2.39m x 3.55m)

Bedroom Two
9'1" x 14'1" (2.77m x 4.31m)

Bedroom Three
12'5" x 9'3" (3.81m x 2.83m)

Bedroom Four
9'1" x 6'6" (2.77m x 2.00m)

Shower Room
9'1 x 7'7 (2.77m x 2.31m)

Games Room/Reception Room
26'11" max x 19'11" max (8.22m max x 6.09m max)

Garage
26'11" x 50'2" (8.22m x 15.30m)

Workshop
14'11" x 39'4" (4.55m x 12.01m)

Store Room One
9'1" x 28'7" (2.77m x 8.72m)

Store Room Two
9'1" x 15'9" (2.77m x 4.82m)







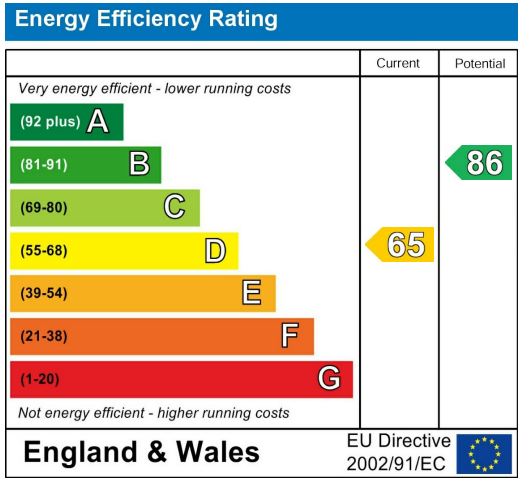






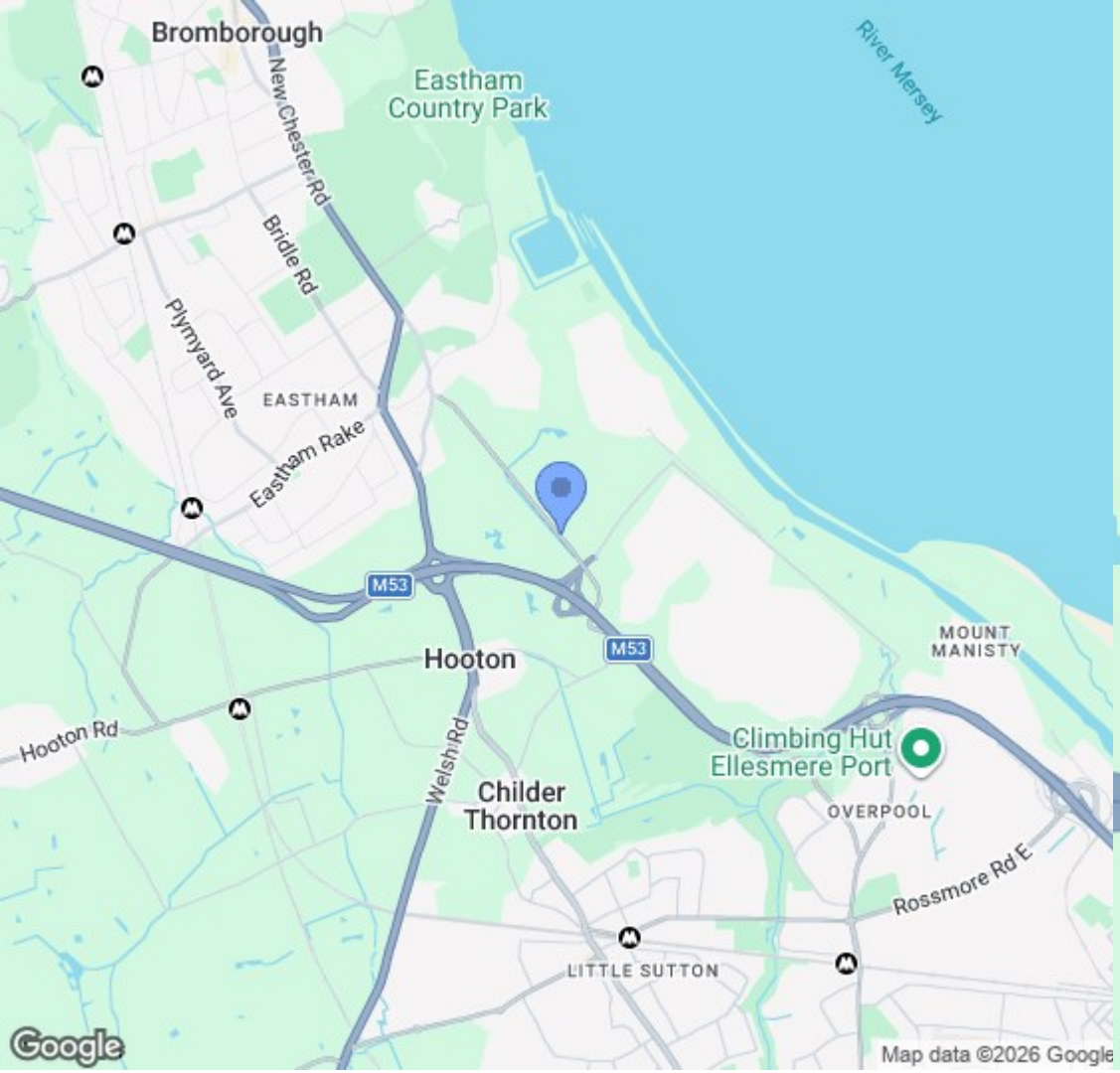


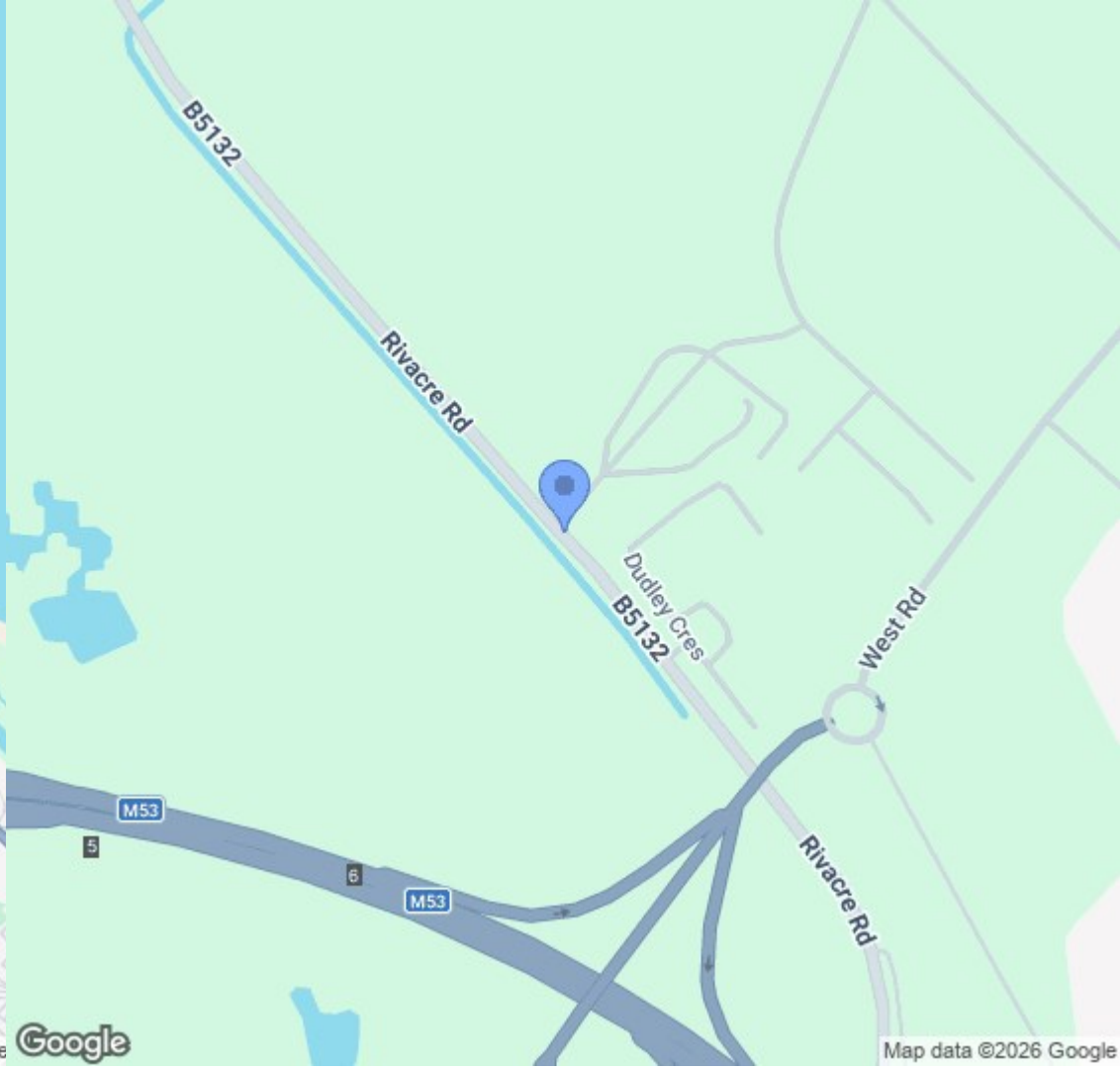
EPC & Floor Plan





Total area: approx. 442.3 sq. metres (4761.3 sq. feet)





Location Map

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