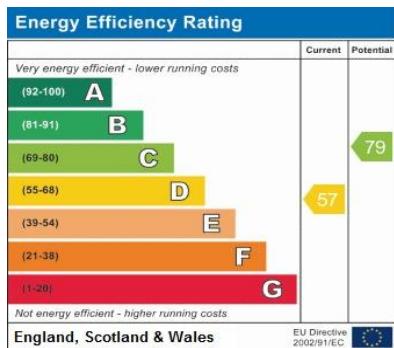
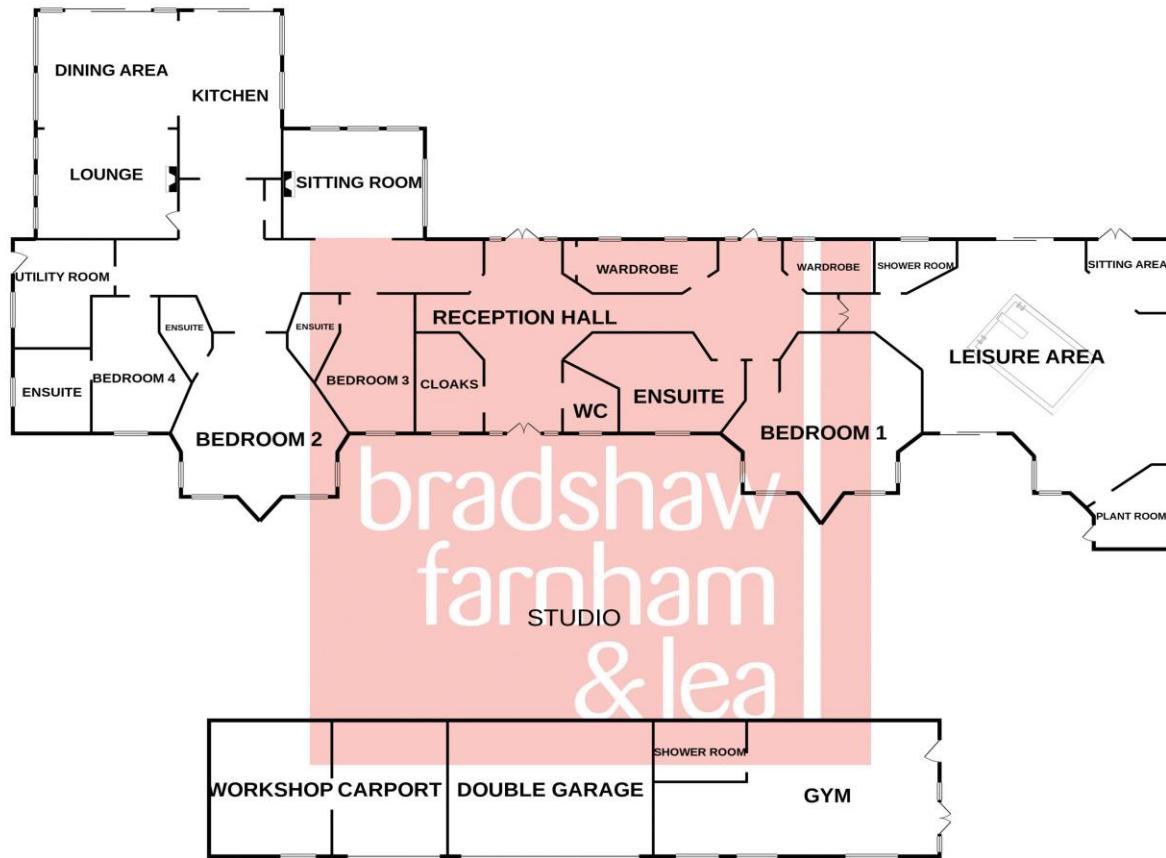


Explore the property...

EPC & Floor Plans



GROUND FLOOR



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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Tenure: Freehold

The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

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About the property...

AN EXTREMELY RARE OPPORTUNITY TO PURCHASE THIS RECENTLY EXTENDED AND BEAUTIFULLY REFURBISHED EXCLUSIVE MODERN COUNTRY RESIDENCE. SITUATED IN EXTENSIVE GARDENS, GROUNDS AND WOODLAND EXTENDING TO JUST UNDER 5 ACRES. ALSO INCLUDES COMPREHENSIVE ANCILLARY ACCOMMODATION, WITH OUTBUILDINGS, LARGE SECURE OUTSIDE STORAGE FACILITY AND ENJOYS A PRIME LOCATION CLOSE TO CALDY AND WEST KIRBY. ACCOMMODATION IN BRIEF Portico; Reception hall; Cloakroom, Study, Sitting Room; Stunning Extended Open Open Kitchen, Dining, Living Space; Utility; Master bedroom suite with bathroom, walk-in wardrobe and dressing room; 3 Further Bedroom suites with en-suite bath/shower rooms; Indoor swimming pool complex. Detached Double Garage, Carport and Gym with Shower Room (previously self contained annex). Astroturf football pitch; Helicopter hangar/Barn; Superbly landscaped gardens and grounds. In all approximately 4.75 acres.(1.92 ha)



About the location...

Proceed out of West Kirby centre up Grange Hill along Column Road to Caldy roundabout. Turn left into Montgomery Hill.

