



**Constables**  
SALES & LETTINGS

Old Chester Road Rock Ferry, Birkenhead

£575,000

A Landmark Victorian Residence Reimagined for Modern Living.





# Constables

SALES & LETTINGS

- Victorian Home dating back to 1846
- Fully Renovated Throughout to an Exceptional Standard
- Three Luxurious Bathrooms
- Two Reception Rooms
- Landscaped Garden and Gated Driveway
- Sought After Location
- Five Bedrooms
- Exception Open Plan Kitchen-Living Space

## Property Description

Dating back to 1846, this exceptional semi-detached Victorian home is a striking example of period architecture thoughtfully transformed for contemporary family life. Occupying a commanding position on Old Chester Road, the property extends across four impressive floors, including the basement. The beautifully curated accommodation retains much of the heritage character which combines perfectly with modern luxury.

Behind its handsome red-brick façade, the home has undergone a meticulous, no-compromise renovation programme. Every aspect has been carefully considered, from the new roof, repointing and glazing to the complete renewal of heating, electrical and plumbing systems. The result is a home that retains the grandeur and craftsmanship of its Victorian origins while delivering the comfort, efficiency and lifestyle expectations of a modern family.

The elegant entrance hall sets the tone, showcasing the scale and character found throughout. To the front, a beautifully proportioned living room is centred around

a feature log-burning stove, with tall windows drawing in natural light. A second reception room provides a versatile space for formal dining, entertaining or a family snug.

Descending to the lower ground floor, the home reveals its true contemporary heart. This remarkable open-plan kitchen, dining and living space has been designed around modern family life and social entertaining. The bespoke kitchen combines style and practicality, featuring a substantial central island, an extensive range of integrated appliances and generous workspace. Whether hosting friends, enjoying family breakfasts or relaxing at the end of the day, this space effortlessly adapts to every occasion. A separate utility room provides additional practicality, while a beautifully appointed shower room and bespoke steam room create a private wellness retreat within the home.

The first floor offers four spacious bedrooms, each enjoying excellent proportions and flexibility for growing families, guest accommodation, home working or dressing rooms. Serving this level is a

luxurious family bathroom featuring a freestanding bath, separate walk-in shower and elegant contemporary finishes. Occupying the entire upper floor, the principal guest suite provides a peaceful sanctuary away from the main living accommodation. This generous bedroom is complemented by a stylish en-suite shower room.

Outside, the lifestyle appeal continues. The landscaped rear garden provides a private setting for outdoor entertaining, summer dining and family relaxation, while the gated frontage offers a substantial driveway with ample off-road parking.

Combining the timeless elegance of a distinguished Victorian home with the convenience, efficiency and luxury of a comprehensive modern renovation, this property represents a rare opportunity to acquire a truly turnkey period residence of exceptional quality and character.

## Vestibule Entrance

### Hallway

### Lounge

18'10" into bay x 16'10" (5.74m into bay x 5.13m)

## Dining Room

14'6" x 16'3" (4.43m x 4.96m)

## Kitchen-Diner

24'5" max x 25'5" (7.46m max x 7.75m)

## Utility Room

## Shower Room & Sauna

9'6" x 6'8" (2.90m x 2.03m)

## First Floor Landing

### Bedroom One

18'10" into bay x 16'10" (5.74m into bay x 5.13m)

### Bedroom Two

14'10" x 16'2" (4.54m x 4.95m)

### Bedroom Three

15'1" x 16'2" (4.62m x 4.95m)

### Bedroom Four

7'6" x 15'10" (2.29m x 4.83m)

## Bathroom

10'1" x 6'8" (3.07m x 2.03m)

## Second Floor Landing

### Bedroom Five


14'5" x 21' (4.39m x 6.40m)

## En-Suite

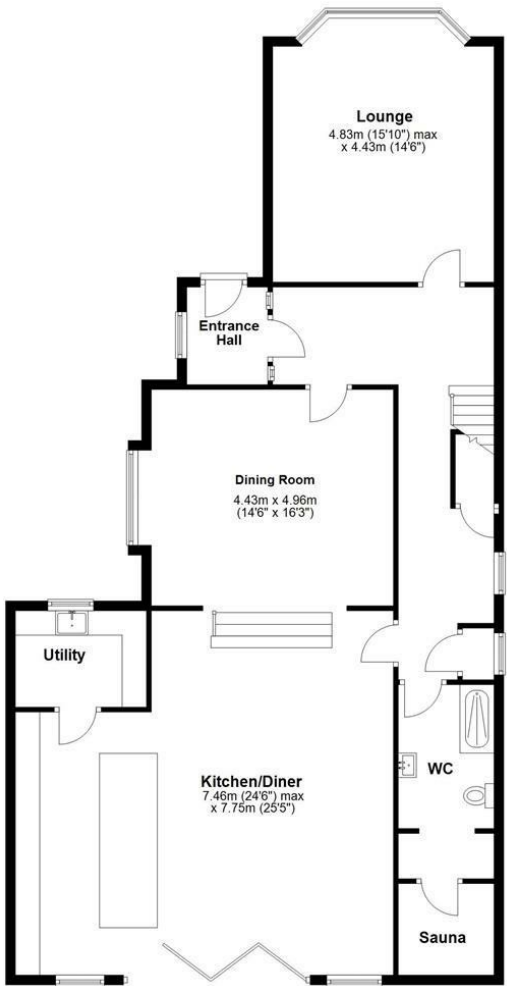




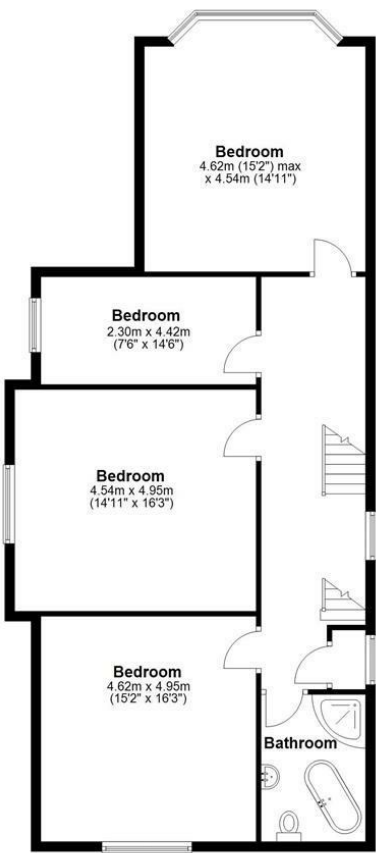
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

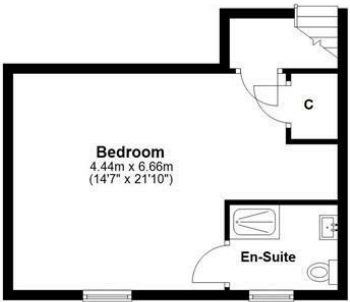
Ground Floor

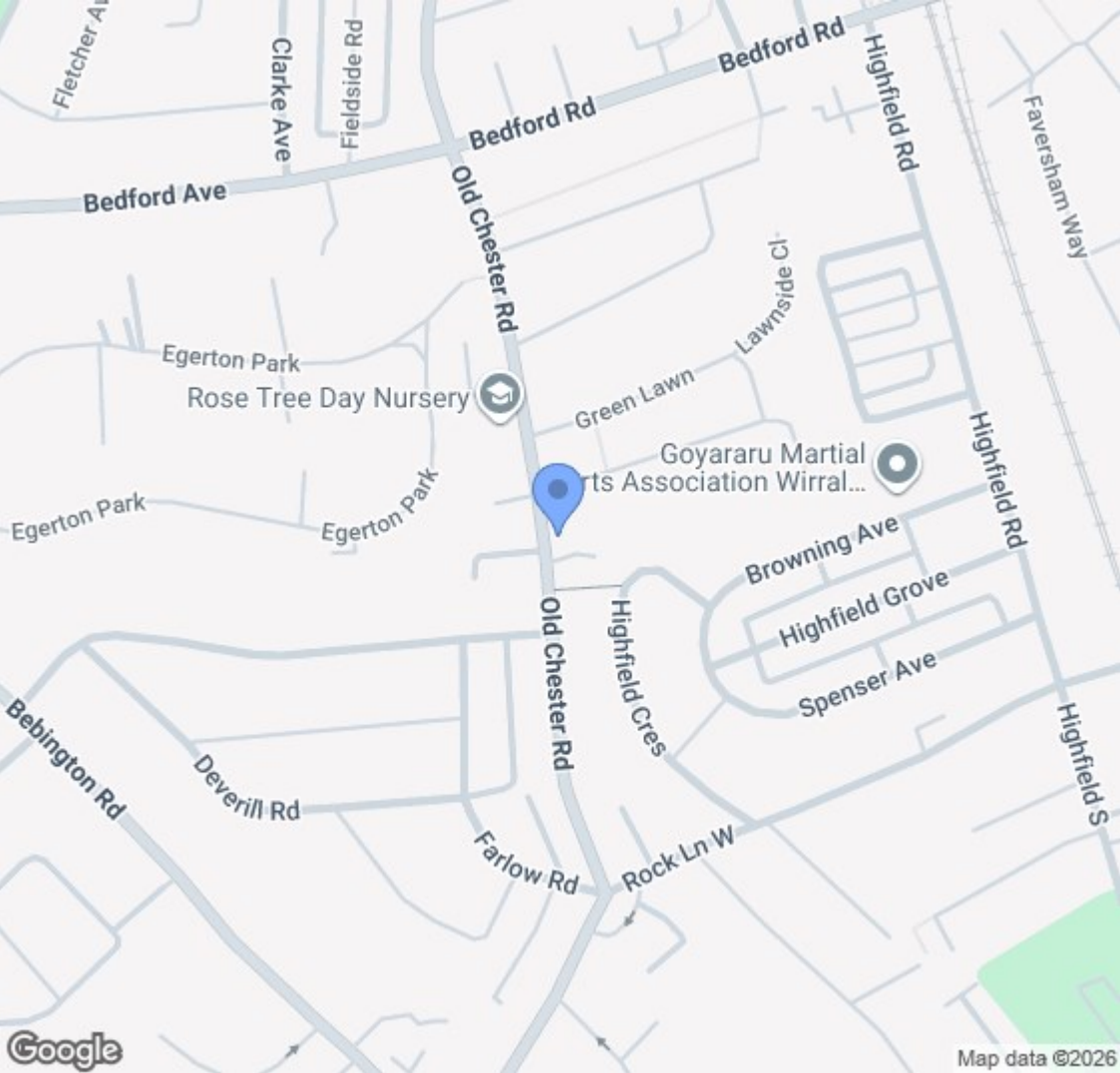
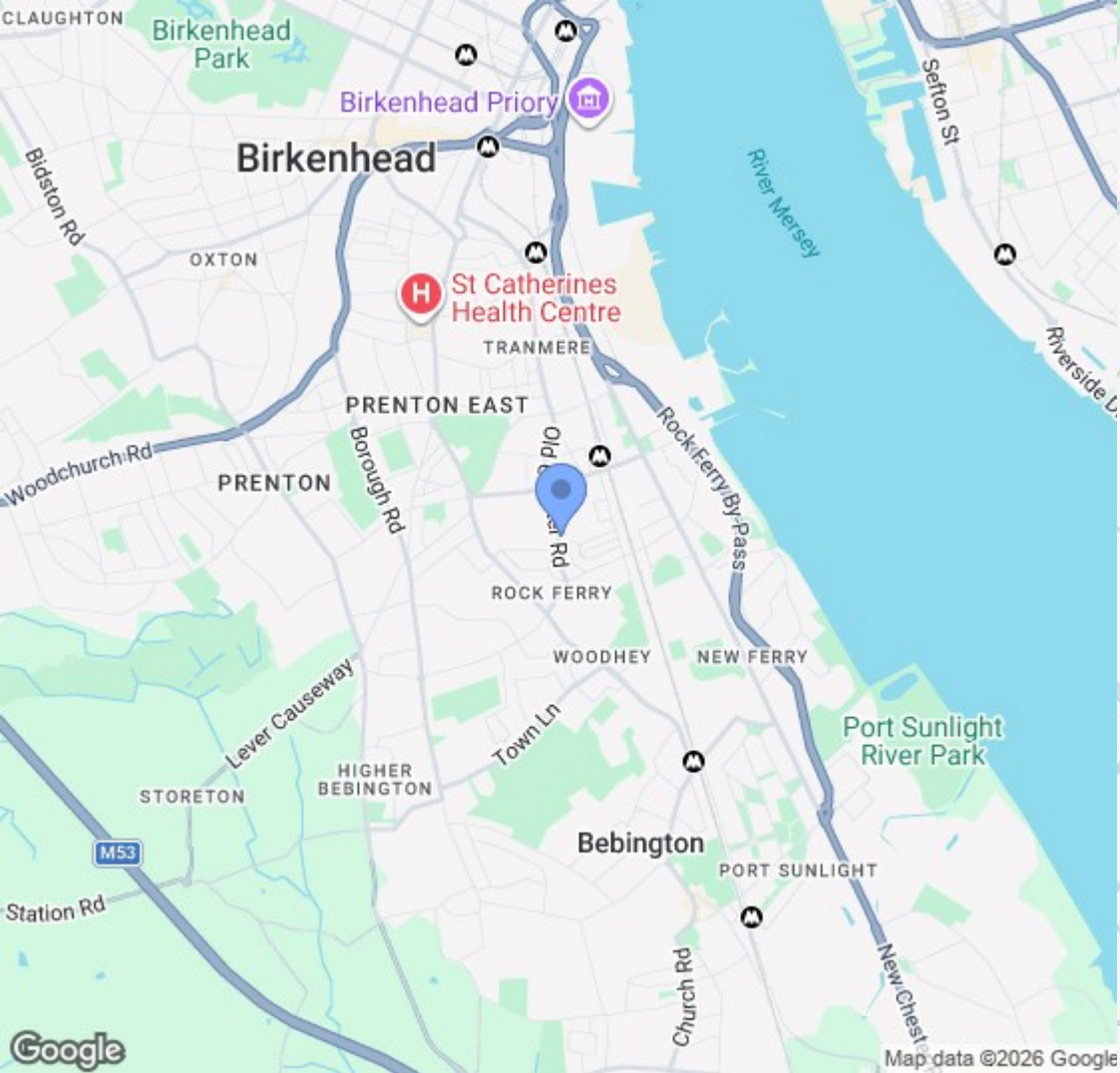


First Floor



Second Floor





Location Map

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