



## Telegraph Road, Heswall, Wirral CH60 6RW

Offers In The Region Of £800,000

3 Bedroom 3 Reception 2 Bathroom

**\*\*Three Bedroom Character Residence - Architecturally Designed Home - Woodland Aspect - Large Plot\*\***

Hewitt Adams are delighted to showcase this hidden secret of a property! A DETACHED three double bedroom character home, arranged across THREE LEVELS and ARCHITECTURALLY DESIGNED to benefit from its SOUTH FACING ASPECT and the wonderful WOODLAND PLOT it is safely ensconced within! This is an incredibly light and airy home, which is also beautifully decorated.

While delightful to live in now, the property comes with the extraordinary potential to be transformed into a magnificent bespoke residence. The sheer size and privacy of the grounds, combined with the adaptability of the existing structure, present endless possibilities – from adding bedrooms and guest annexes to developing a suite of leisure facilities and inspiring garden buildings (STPP). Perfect for those seeking a character property with land and the scope to significantly increase value and living space in a stunning natural setting.

The property is well SET-BACK from Telegraph Road, and you genuinely would not know the property was there unless you really searched for it. But it's still only a short 7/8 minute stroll into the CENTRE OF HESWALL. This is a fabulous location for a family, or for anyone who wants to feel TUCKED AWAY in an exclusive location, SURROUNDED BY NATURE, yet still be on the doorstep of Heswall's amenities.

**GROUND FLOOR**

**Front Entrance**

Into;

**Porch**

Door into;

**Hall**

Turned staircase adjacent to the large double height picture window which floods the hall with light, with a space behind/beneath the stairs currently utilised as a 'story den for the grandchildren', double glazed windows flooding the area with natural light, wooden flooring

**Kitchen Diner**

18'0" x 12'7" (5.49 x 3.86)

With wall and base units, window with views across the impressive woodland gardens, side door out to a balcony/terrace overlooking the garden. With inset sink, Range style cooker, spaces for white goods, radiator, power points. Ample space for a dining table and chairs

**Living Room**

18'11" x 17'7" (5.77 x 5.36)

Windows including large bay with INCREDIBLE VIEW across the garden, wooden flooring, TV point

**Utility Room & W.C**

Wall and base units, space for washing machine.

W.C

**Study**

11'8" x 6'5" (3.58 x 1.96)

Window, power points, radiator

**FIRST FLOOR**

**Bedroom One**

18'11" x 12'0" (5.77 x 3.68)

Windows with fantastic garden and woodland views, radiator, power points, wardrobes

**Bedroom Two**

12'0" x 9'8" (3.66 x 2.97)

Windows with fantastic garden views, radiator, power points

**Bedroom Three**

12'0" x 6'11" (3.66 x 2.13)

Window with fantastic garden views, radiator, power points

**Bathroom**

Comprising bath with shower above, low level w.c, wash hand basin, part tiled, window

**LOWER GROUND FLOOR**

**Games Room / Wine Cellar**

18'0" x 12'0" (5.49 x 3.66)

Currently set up as a wine-cellar or games room

**Guest Room / Library / Hobby Room**

18'11" x 8'9" (5.79 x 2.69)

Currently utilised as a guest bedroom and library.

**EXTERNALLY**

Set back from the road with a long meandering driveway, a detached garage and car port. The grounds fully complement this special residence. An idyllic property and garden for lovers of WILDLIFE & NATURE.

