



For illustration purposes only - not to scale

## Rocklands Lane, Wirral, CH63 4JX

£1,050,000

7 Bedroom 2 Reception 3 Bathroom

**\*\*Individually Designed Home - 3,000 SQFT - Huge Plot & Private Grounds - 2 Acres - Surrounded By Countryside - Sought After Thornton Hough Location - Sold With No Onward Chain\*\***

Located in the highly sought after village of Thornton Hough, and set within impressive private grounds of approx 2 Acres whilst being surrounded by fields - New Rocklands is a truly exceptional residence that represents a wonderful buying opportunity.

From the one of a kind plot size, to the grand eye-catching design of the house itself and the large sandstone outbuildings offering scope for conversion - \*STPP.

The main residence itself is a substantial 6/7 bedroom detached home that has been architecturally designed. It comes to the market in well maintained condition but could benefit from a scheme of modernisation which would make this a truly remarkable home. Think Grand Designs!

In brief the accommodation offers; entrance hall, large lounge and dining room, snug/playroom, kitchen, utility, w.c., study. Upstairs there are seven bedrooms, a master with an ensuite and dressing room, a second en-suite and a large hobby / store area.

With incredible wrap around gardens, a potential paddock and detached double garage. Sold With No Chain!

**Front Entrance**

Into;

**Hall**

Staircase, power points, underfloor heating

**W.C**

W.C, wash hand basin

**Utility**

14'5" x 8'6" (4.4 x 2.6)

Wall and base units, rear door, double glazed window, inset sink, underfloor heating

**Snug / Play-Room**

13'1" x 12'5" (4 x 3.8)

Double glazed window with views, power points, underfloor heating

**Kitchen**

17'4" x 10'5" (5.3 x 3.2)

Wall and base units, inset sink, several integrated appliances and spaces for freestanding ones, serving hatch to dining area, underfloor heating, door into:

**Lounge & Dining Room**

24'3" x 28'6" (7.4 x 8.7)

Huge main living space with double glazed windows and doors with impressive views across the grounds and surrounding fields, underfloor heating, power points

**Office**

6'10" x 7'10" (2.1 x 2.4)

Double glazed window, underfloor heating, power points

**UPSTAIRS**

**Bedroom**

13'1" x 13'1" (4 x 4)

Double glazed window, power points, integral wardrobes

**En-Suite**

Comprising bath, shower, low level w.c, wash hand basin, double glazed window

**Bedroom**

12'5" x 8'10" (3.8 x 2.7)

Double glazed window, power points, integral wardrobes, door into dressing room and en-suite

**En-Suite**

Bath, low level w.c, wash hand basin

**Bedroom**

12'9" x 9'2" (3.9 x 2.8)

Double glazed window, integral wardrobes, power points

**Bedroom**

11'5" x 7'10" (3.5 x 2.4)

Double glazed window, integral wardrobes, power points

**Bedroom**

10'9" x 9'2" (3.3 x 2.8)

Double glazed window, integral wardrobes, power points

**Bedroom**

9'6" x 6'6" (2.9 x 2.00)

Integral wardrobes, double glazed window, power points

**Bedroom**

13'1" x 13'5" (4 x 4.1)

Integral wardrobes, double glazed window, power points

**Bathroom**

Comprising bath with shower above, wash hand basin

**W.C**

W.C

**EXTERNALLY**

With incredible wrap around gardens, a potential paddock, a series of large sandstone outbuildings (ripe for conversion - \*STPP) and detached double garage. The plot is incredibly private, peaceful and ideal for families or lovers of the outdoors. Approximately 2 ACRES but buyers are advised to conduct their own checks, this has not been verified by the agent.

**Outbuildings**

Sandstone block of four outbuildings - ripe for conversion into a home gym, bar, garden office, use as a business space or even conversion into a separate barn style residence - \*STPP  
Building 1 - 9.7 x 6.5 (with a small inner room)  
Building 2 - 3.6 x 5.1  
Building 3 - 6.8 x 3.1  
Building 4 - 2.8 x 3.1 (with a smaller inner room)

**Detached Garage**

24' x 21' (7.32m' x 6.40m)

Electric door, power and lighting and a pedestrian door to the side with covered porch connecting to house.

