



Total area: approx. 248.7 sq. metres (2677.2 sq. feet)
For illustration purposes only - not to scale

Delavor Road, Heswall, Wirral CH60 4RN

£650,000

5 Bedroom 3 Reception 1 Bathroom

Character, Charm & Coastline Views – A Rare Opportunity to Create Something Truly Special - No Chain

Welcome to Lullingfields — a magnificent six-bedroom semi-detached period residence dating back to 1908, where timeless elegance meets breathtaking potential. From the moment you arrive, you can feel it — the grandeur of a bygone era, the soaring proportions, the original architectural charm, and the unmistakable sense that this is a home with stories to tell. Built at the turn of the century, this substantial property effortlessly showcases the craftsmanship and generous room sizes that modern homes simply cannot replicate.

Set proudly in an elevated position, the views are nothing short of spectacular. Stretching across the Dee Estuary and towards the Welsh coastline, the ever-changing landscape provides a stunning backdrop to everyday life. Yet despite its commanding outlook, you're just a short stroll from the heart of lower Heswall village and within easy reach of excellent primary schools — the perfect blend of tranquility and convenience.

Inside, the accommodation is wonderfully versatile and beautifully proportioned across three floors. The ground floor offers a grand entrance hallway, two impressive reception rooms ideal for entertaining, a spacious morning room filled with natural light, a fitted kitchen and a separate utility room. Upstairs, the first floor hosts four bedrooms — three generous doubles — alongside a family bathroom and separate W.C. The second floor adds two further double bedrooms plus additional storage rooms, offering flexible space for guests, home offices, creative studios or growing families.

www.hewittadams.co.uk

A: 20 Pensby Road, Heswall, CH60 7RE

T: 0151 342 8200

Hewitt Adams Ltd. Registered in England

Company Reg No: 09987691

Company VAT No: 249324300

www.hewittadams.co.uk

A: 20 Pensby Road, Heswall, CH60 7RE

T: 0151 342 8200

Hewitt Adams Ltd. Registered in England

Company Reg No: 09987691

Company VAT No: 249324300

Front Entrance

Into:

Porch

Hall

Sitting Room

16'7" x 18'7" (5.06 x 5.68)

Lounge

13'11" x 14'7" (4.26 x 4.47)

Dining Room

11'11" x 13'11" (3.64 x 4.26)

Kitchen

12'10" x 6'11" (3.93 x 2.11)

Utility

5'5" x 8'0" (1.66 x 2.45)

FIRST FLOOR

Bedroom

16'0" x 13'11" (4.90 x 4.25)

Bedroom

13'1"=.269'0" x 13'10" (4=.82 x 4.22)

Bedroom

12'4" x 13'11" (3.78 x 4.25)

Dressing Room

8'5" x 8'7" (2.57 x 2.62)

Bathroom

W.C

SECOND FLOOR

Bedroom

13'11" x 13'11" (4.26 x 4.25)

Bedroom

12'3" x 11'11" (3.75 x 3.64)

EXTERNALLY

Outbuilding 1

11'0" x 6'0" (3.36 x 1.85)

Outbuilding 2

2'9" x 6'0" (0.84 x 1.85)

Outbuilding 3

9'1" x 6'0" (2.77 x 1.85)

