

Brennan Ayre O'Neill

Middle Floor Flat Mere Hall, Oxton



Guide price

£299,950

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Our introduction of photographs may be a little unusual, then again so is the approach, especially considering this is Noctorum, after all. A part of Noctorum, along its ridge, the geography of which allows for another special feature: that of the fabulous views across the Wirral from its elevated position. So use our Sat Nav locator to find this 'back water', to establish the whereabouts of this most attractive of tree lined and long private drives that leads up to Mere Hall and to this magnificent mansion flat...

First we feel we ought to offer a little history to Mere Hall. It was built around 1880 by Edmond Kirby not for the then usual, wealthy shipping merchant but rather for a solicitor named John Gray. It's a Grade II listed building converted into a number of mansion apartments and an East Wing together with a Mews and Coach house as well as comprising a mid three storey 'town house' within this colossal red pressed brick, 'gentleman's' residence.

Our Middle Floor Flat we present to you is seen as the middle floor in our fifth photograph within our slide show. The photo identifies the handsome semi circular bay windows to each floor. This bay stands handsomely within the apartment's master bedroom. It comes with window seating, original lead light window and a considerably private and relaxing wooded garden and private drive view.

Of interest to many is the access. There are two staircases leading to just two apartments, first and second floor. There is just the one at ground floor and both are inevitably of similar grand proportions. Detail of the original architecture can be seen within the apartment; from ornate ceiling moulding within the south facing living room to more leaded light windows throughout the apartment, fireplaces and to architraves and internal doors.

However the apartment has undergone a refurbishment which extends to an electrical rewire, new central heating



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boiler, new kitchen and bathroom (four piece suite) whilst both the main residence's roof and garage roof have also been replaced within the last two years.

Seldom do individual properties come for sale within Mere Hall, (always a good sign) indeed our clients have had family members living here for decades. Many reflected memories have been generously shared with us especially on the topic of the enjoyment of the gardens.

In all Mere Hall is surrounded by acres of woodland gardens shared by the residents. Shared and it would appear loved and enjoyed too, given its fine condition - a garden Monty Dom and associated labradors would be at home in. These extensive grounds sweep southerly below the Hall and are bordered by the original sandstone walls. However, there's also a private garden area, to the north side of the house which belongs specifically to the owners of the Middle Floor apartment. (Our last two slide show photos highlights this dedicated garden and site plan outlined in red also shows this off (approx measurement 38m x 11m) ; however our view is that this privately allocated garden area is much bigger in real life than appears on camera). As part of your tour, we can take you around all the grounds communal and assigned.

And so what of the accommodation? Big and bright, of course, as you'd expect of a mansion flat. Both living room and kitchen (with easy room enough for table and chairs) are both located south of the building and for that take in most of the day's sunlight; together with the best views. The kitchen has two windows, south and west and is particularly light, airy and welcoming space.

From a large main square entrance hall there's a useful store cupboard and walk in 'store' room which is appropriately sized for home office use. Towards the bedroom accommodation the hall narrows from the square shape. The smaller of the bedrooms is an oversized standard 'double' bedroom, the bathroom generously sized with its new four piece suite, whilst the 'master' bedroom is extraordinary. Extraordinary for its size as much for its elegant bay, the woodwork which surrounds it and for its seating arrangement.

Outdoors we've touched on. A garage within the courtyard between The Mews and Coach House is easily accessible. Parking otherwise is whilst not dedicated, plentiful.

Tenure

All properties within Mere Hall are assigned to a 999 year lease. The current service charge for this particular property is £175.56 Per month which includes communal garden maintenance (not the dedicated garden area) and building insurance. This is managed by Mere Hall Management Association Limited.

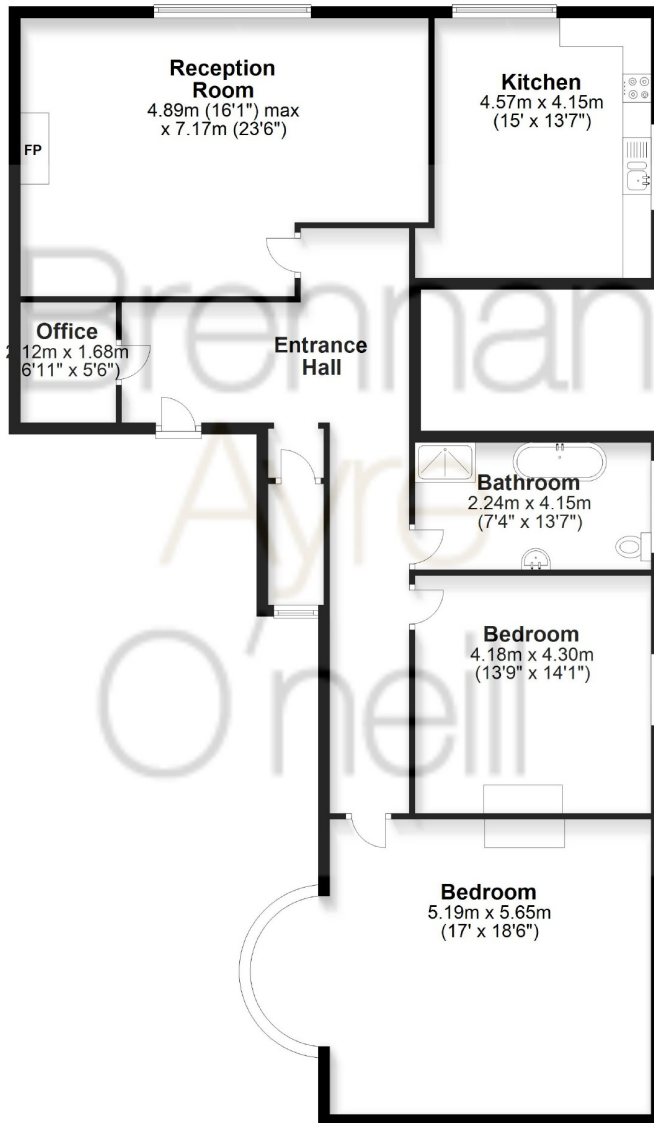
Locator

The clear benefit of anyone wanting to feel the real sense of getting away from it all (long tree lined drive, no through traffic, acres of private woodland gardens), is that actually Mere Hall is still ridiculously central for pretty much anything, anywhere. To Liverpool for example. (Ten minutes by car to the tunnel, max). That's probably why Mr Gray chose this spot. For your sat nav: CH43 9TZ, the private drive is found off Mere Farm road which runs into Noctorum Lane.



First Floor

Approx. 140.2 sq. metres (1509.1 sq. feet)



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