



Mountwood Road, Prenton, CH42
£1,100,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Tenure: Freehold

Welcome to Pine Grove, a fine family home sitting within some of the most magical and manicured gardens we've had the pleasure of visiting. Perhaps it'll be the collection of Magnolias, the Bluebell forest, or the Wisteria laden pergola that takes you, or the meticulously mown lawn, the splayed patio for entertaining, or the whimsical woodland to the very bottom of the plot. Or perhaps it'll be the near 5,000 square foot of space for you and your family to enjoy and grow, that'll really pique your interest enough to come and view this most splendid home... Mountwood Road, sitting on the cusp of both Prenton and Higher Bebington finds itself in the enclave of Mountwood Conservation, along with a collective of property built circa 1900 designed by architect practice, Briggs, Wolstenholme & Thornley - Pine Grove enjoys a rich heritage, including prior ownership of Lord Leverhulme, and we welcome you to explore the intricacies it has to offer. Noting from your entrance into the oak panelled hallway the warm and welcoming nature of the home, your focus is drawn, immediately, to the gardens to the rear. From the informal open reception area with log burner and impressive views (you'll recognise from your tour that the house was designed with the idea of drawing the eye out to the garden - with all rooms enjoying a different outlook, with only the exception of the two offices on offer...), out to the sun room with doors to the terrace - a sensational spot for your evening G and T, perhaps; to the spacious living room, and on to the formal oak panelled dining room - there is a superb selection of space here for the family, the extended family, and, indeed, guests.

There's also a rather comfortable, practical, and beautifully bright breakfast kitchen and diner. Carefully thought out, this is a superb room for the more informal of dinner parties - sub divided by a hidden utility, there's a dining space as well as a kitchen with the all important 'family meeting kitchen island' to congregate around, and with all that aforementioned entertaining space - we know you'll gravitate to this fabulous hub. Very much a working kitchen, with space for dual range style oven, packs of work top space for your food prep', and of course those tantalising views out during your morning coffee. The ground floor enjoys the extras of boot room, w.c, office space, main stair case, and worker's staircase with private access up to the second floor.

Moving up to the bedroom quarters which are arranged across the upper two floors; firstly to the principle suite which has been remodelled to allow for both sizeable and impressive master quarters with walk in wardrobe, four piece bathroom, and private balcony. There are three further double bedrooms to this floor, with the third currently presented as a study, as well as a family bathroom.





Turning now to the 'worker's staircase' and on up to the second floor, where you'll be met by another remodel finely executed by our clients. An apartment style floor of accommodation with two double bedrooms sharing another four piece Jack and Jill style bathroom, as well as a rather comfortable living room space. Please note here the incredibly helpful storage areas to the eaves, both to the landing, and to the bedroom and bathroom.

Ahead of touring the gardens, please take heed that there are cellar rooms which run the width of the house and which are accessible from garden level, offering future potential for games rooms, wine cellars, et al. So too is there a large double garage which offers further storage space for the essential garden equipment. Access from the garage through to the gardens.

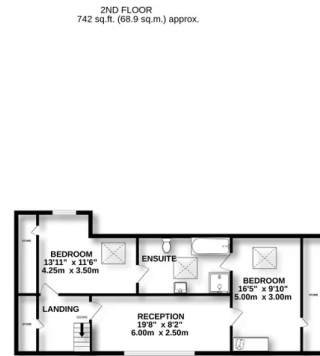
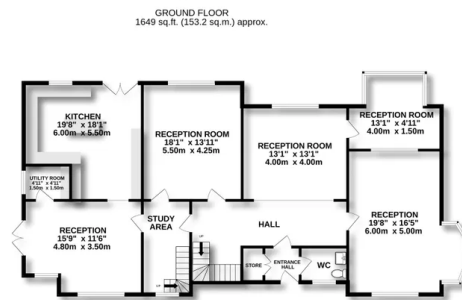
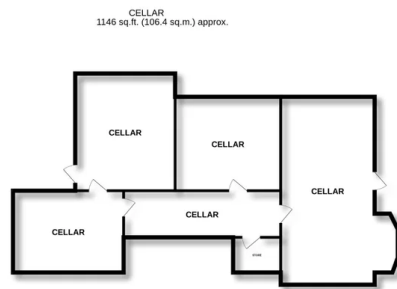
So finally we arrive at the garden - an exquisite offering of meticulously finished borders, of a superlative collection of trees, shrubs, vegetables and fruit, and one incredible lawn. Out from the kitchen, or indeed the sun room, there's a splayed and tiered patio which stretches the width of the property allowing for terrace al fresco dining and which descends gently to the lawn. There are pathways which lead to the very bottom of the plot from each side, flanked by Magnolias, Acers, Rhododendrons, blossoms, and a host of pretty perennials. Once you find the end of the lawn, step into the woodland, with pathways, and seating areas, composting sections and, at the right time of year, a march of Bluebells. Truly magical.

A note here of suggestion, if one requires more of a commute to the home office than just across the first floor landing, perhaps, with relevant permissions, you may think about the addition of an office/summer house to one section of this vast plot.









TOTAL FLOOR AREA : 5012 sq.ft. (465.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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