

FOR SALE

£820,000

Arrowbrook Farm, Arrowe Road, Greasby, Wirral. CH49 1RZ



A rare opportunity to purchase this deceptively spacious farmhouse situated on approximately 2 acres of land in a wonderful semi-rural setting in Greasby. The farmhouse was built in 1815 and has been beautifully transformed into this generously sized family home whilst maintaining its cottage features.

You cannot help but be impressed as you enter into one of the two ample driveways accommodating many vehicles, as well as having views over the grounds which includes two paddocks, menage and outbuildings. The property is clearly suitable for a family with equestrian interests yet also would benefit a buyer who runs a business from home.

Ground Floor

Entrance Hallway

Downstairs WC

Utility Room

9' 0" x 12' 5" (2.74m x 3.78m)

Lounge

15' 3" x 11' 9" (4.65m x 3.58m)

Breakfast Kitchen

15' 3" x 10' 8" (4.65m x 3.25m)

Dining Room

13' 3" x 12' 9" (4.04m x 3.89m)

Sitting Room

14' 11" x 9' 1" (4.55m x 2.77m)

Lounge

17' 6" x 12' 9" (5.33m x 3.89m)

First Floor

Bedroom

17' 6" x 12' 9" (5.33m x 3.89m)

Bedroom

16' 0" x 11' 2" (4.88m x 3.40m)

Bedroom

15' 3" x 10' 7" (4.65m x 3.23m)

Bedroom

12' 4" x 8' 10" (3.76m x 2.69m)

Study

8' 1" x 5' 9" (2.46m x 1.75m)

Bathroom

9' 1" x 7' 2" (2.77m x 2.18m)

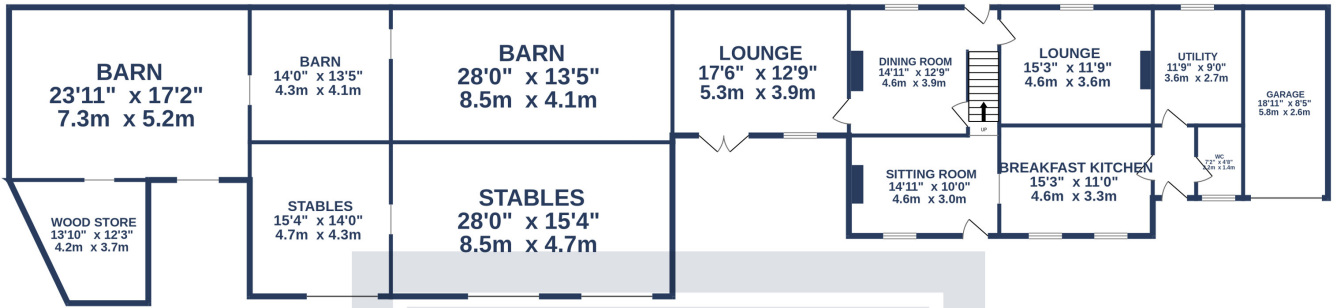
Bathroom

9' 1" x 7' 4" (2.77m x 2.24m)

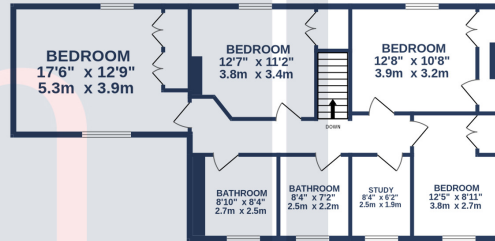




GROUND FLOOR
2124 sq.ft. (197.3 sq.m.) approx.



1ST FLOOR
921 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA: 3045 sq.ft. (282.9 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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