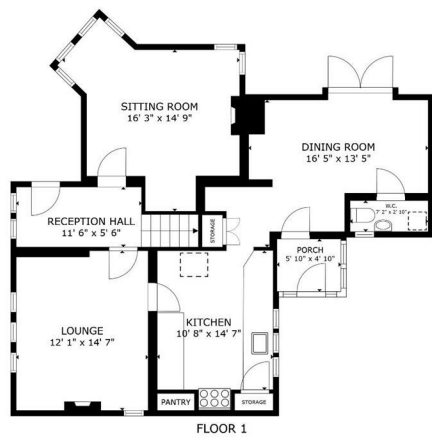


Bickerstaffe School Lane, Little Neston, Neston, Cheshire, CH64 4DQ



GROSS INTERNAL AREA  
FLOOR 1 965 sq.ft. FLOOR 2 825 sq.ft. FLOOR 3 147 sq.ft.  
EXCLUDED AREAS: REDUCED HEADROOM 22 sq.ft.  
TOTAL: 1,897 sq.ft.

Matterport



GROSS INTERNAL AREA  
FLOOR 1 965 sq.ft. FLOOR 2 825 sq.ft. FLOOR 3 147 sq.ft.  
EXCLUDED AREAS: REDUCED HEADROOM 22 sq.ft.  
TOTAL: 1,897 sq.ft.

Matterport



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 965 sq.ft. FLOOR 2 825 sq.ft. FLOOR 3 147 sq.ft.  
EXCLUDED AREAS: REDUCED HEADROOM 22 sq.ft.  
TOTAL: 1,897 sq.ft.

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		17	42
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

14 Grosvenor Street, Chester, Cheshire, CH1 2DD  
Tel: 01244 404040  
Email: chester.sales@cavmail.co.uk

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



## Bickerstaffe School Lane

Little Neston, Neston, Cheshire  
CH64 4DQ

Price  
£650,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.

AN ELEGANT AND HIGHLY APPOINTED FOUR BEDROOM DETACHED HOUSE STANDING WITHIN MATURE PRIVATE GARDENS to this noted residential area within walking distance to the village, market town of Neston and seafront onto the beautiful Dee Estuary with westerly views across towards the North Wales coast.

Dating from circa 1903, this attractive Edwardian home has been sympathetically modernised and refurbished combining a wealth of original features with modern amenities. It affords an entrance porch, attractive central hall with wood block floor which extends through part of the ground floor, an elegant sitting room with a square bay and fine fireplace, day lounge, bespoke kitchen with granite working surfaces. Large dining room with aspect over the private side garden, utility and WC and rear porch.

First floor split level landing, bedroom one with en suite, two further bedrooms and study, large luxury bathroom with shower. Second floor bedroom four.

Gated entrance with a wide drive providing parking for three/four cars and access to an attached double garage in tandem with adjoining work room, private lawned gardens to front and one side with mature hedging and gated access to a private and landscaped rear westerly facing courtyard with two garden store rooms. Inspection recommended.



## LOCATION

The property is located in an established area in the heart of Little Neston, a pretty rural village on the coastline of The Wirral Peninsula overlooking The Dee Estuary. It is close to Neston and has convenient rail links into Liverpool and Chester, with easy motorway access. Excellent range of shops, schools, including private and grammar schools, sports and leisure facilities, including water sports, hockey, cricket and numerous golf courses.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Out built canopy entrance with red quarry tile step, panelled and glazed door leading to central reception hall.

### RECEPTION HALL

3.51m x 1.68m (11'6" x 5'6")



Central reception hall with staircase rising off, combination of red quarry tile and pine wood block flooring, original leaded windows to the front elevation, storage cabinets, panelled radiator.

## SITTING ROOM

4.95m max x 4.50m max (16'3" max x 14'9" max)



A light and airy room with a deep square bay window overlooking the front garden, further window with view to side garden, high ceiling with moulded coving and picture rail, fire stone fire surround with copper insert, stone hearth and open fire grate, TV point, herringbone pine flooring, panelled radiator.



## REAR GARDEN



The rear garden is approached via two gated entrances, one to the left hand elevation and the other adjoining the garage, to a very secluded and private westerly facing garden which has been landscaped and paved in natural stone for low maintenance.



## DIRECTIONS

WHAT THREE WORDS

ROBES.INFRINGE.SIDEBOARD

## TENURE

Believed to be Freehold.

## COUNCIL TAX

Cheshire West and Chester - Tax Band G

## AML

AML - ANTI MONEY LAUNDERING REGULATIONS  
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW

shower and monsoon style head, two Victorian style wash basins on stainless steel stands and low level WC. Wall mounted mirror, three quarter tiled walls, wood grain effect floor finish, low level bronze column radiator.

### OUTSIDE



The property fronts onto the lower part of School Lane with substantial red sandstone wall, matching gate pillars, privet hedge above, two timber framed and panelled gates leading into a wide tarmac driveway providing ample space for parking three/ four cars and thereafter access to the garage. The front garden is designed for low maintenance with shaped lawns edged in natural sandstone together with raised sandstone edged borders with a variety of specimen plants and flowers.

### GARAGE

9.14m x 3.12m (30' x 10'3")

An extended garage for two in tandem with electric light and power installed.

### OUTHOUSE

2.39m x 1.93m (7'10" x 6'4")

Viessmann wall mounted gas fired combination boiler providing heating and hot water.

### OUTBUILDING

A further outbuilding providing garden store room and coal and log shed.

### LOUNGE

4.45m x 3.68m (14'7" x 12'1")



An attractive room with a recess to the former fireplace with hardwood top, large sash window to front with high and coved ceiling, picture rail, further window to side, herringbone wood block floor, panelled radiator.



### KITCHEN

4.45m x 3.25m (14'7" x 10'8")



Refurbished with a bespoke range of furnishings with a light grey toned painted finish to door and drawer fronts and contrasting black Granite working surfaces to include a Britannia mains gas and electric range cooker with six burners and ovens, large white glazed Belfast sink with pewter taps, integrated dishwasher, pan drawers, larder unit, space for American style fridge/freezer, high ceiling with downlighters, original window overlooking the rear patio, riven slate effect tiled floor.



### SECOND FLOOR LANDING

#### BEDROOM FOUR

3.73m x 3.68m (12'3" x 12'1")



Fitted cabinet, low level storage box providing window seat, with far reaching views towards North Wales and upwards to the Wirral Peninsula, desk and a modern dresser style unit with open shelving. Walk in cupboard, panelled radiator.

**DINING ROOM**

5.00m x 4.09m (16'5" x 13'5")



An attractive room with wide double glazed Georgian doors opening to the side garden, ceiling downlighters, oak wood flooring, panelled radiator. Fitted downstairs cupboard.



**REAR PORCH**

1.78m x 1.47m (5'10" x 4'10")

Matching flooring, glazed windows and doors opening to the rear, panelled radiator.

**CLOAKROOM**

Low level WC and wash basin, fitted worktop with plumbing installed for washing machine and space for tumble dryer, extractor fan.

**FIRST FLOOR LANDING**

Split level landing with staircase rising to the second floor, high ceiling, access to roof void, panelled radiator.

**BEDROOM ONE**

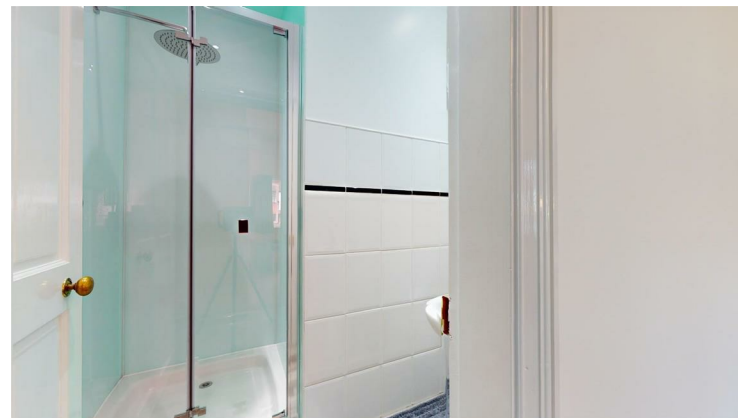
4.45m x 3.68m (14'7" x 12'1")



Spacious double bedroom to the front of the house with a window overlooking School Lane, fitted wardrobes comprising two double and one single door robe providing a combination of hanging rails and shelving, panelled radiator and en suite.

**EN SUITE SHOWER ROOM**

2.44m max x 1.83m (8' max x 6')



Fitted with a quality suite comprising walk in cubicle with bi fold screen and high output shower with monsoon style head, pedestal wash basin and WC, three quarter tiled walls with dado, downlighters, extractor fan, chrome towel radiator.

**BEDROOM TWO**

4.42m x 3.56m (14'6" x 11'8")



Window to one side, fitted wardrobes to one wall with a white high gloss finish providing one double and three single door robes providing a combination of hanging rails and shelving together with high level locker storage cupboards over, central dressing table with open shelving unit. Panelled radiator.

**BEDROOM THREE**

3.73m x 3.68m (12'3" x 12'1")



A light and airy room with two windows, one affording views across the village towards the Dee Estuary and beyond to North Wales, fitted wardrobes comprising two double and one single door robes providing a combination of hanging rails and shelving together with matching chest of drawers and low level storage cabinets. Panelled radiator.



**STUDY**

2.59m x 1.85m (8'6" x 6'1")



Including fitted desk and shelving. Panelled radiator.

**BATHROOM**

3.53m x 3.07m max including recess (11'7" x 10'1" max including recess)



Luxury Victorian style suite with a large tile panelled bath, side lobby with walk in shower cubicle affording bi fold doors, feature marble effect wall boarding with a high output