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Plan produced using PlanUp.

## The Parade, Neston, CH64 6SA

£700,000

4 Bedroom 3 Reception 3 Bathroom C

\*\*\*Far Reaching Views of The Welsh Hills and Dee Estuary - Bursting With Character and Charm - Four Double Bedrooms - An Exciting Addition to The Property Market\*\*\*

Only very occasionally, a house comes to market that combines mid-18th century charm and character, with the practicalities of modern living as well as Rose Cottage does. Boasting panoramic views of the River Dee, the Welsh hills, and lush countryside, Rose Cottage invites you to immerse yourself in the tranquility of its surroundings, beautiful views and scenic trails, award winning pubs and restaurants, this residence is retreat from the hustle and bustle of modern life, yet remains within easy reach of local pubs, cafes and restaurants as well as highly renowned Parkgate ice cream shops.

This historic home offer some of the most unique views of any property along the picturesque Dee Estuary shoreline. Season after season, the owners of Rose Cottage are blessed by nature.

In brief, the deceptively spacious accommodation arranged over three floors affords; to the ground floor, entrance porch, living room with wood burning stove, sitting room, entrance hallway (with Oak staircase) leading to the open plan Kitchen/diner, utility room, a formal dining room with parquet flooring, WC. To the first floor, there are two double bedrooms, the master bedroom with dressing area and ensuite. A spacious bathroom with free standing bath. To the second floor, there are two further double bedrooms both with lovely views and a newly and beautifully fitted ensuite.

The property has a secret garden style area with a brick wall boundary, mature shrubs and flowers with a walkway leading to a lovely sized, sunny garden, mainly laid to lawn with newly fitted fence boundaries, established borders. There are two garages belonging to Rose Cottage with off road parking and adjoining storage.

### Entrance

Porch canopy, Hardwood front door into the porch, further door opening to;

### Living Room

15'03 x 14'04 (4.65m x 4.37m)

Sash window with secondary glazing and plantation shutters to front aspect with views of The Welsh Hills, central heating radiator, wood burning stove with slate hearth and oak mantle, fitted TV unit, wooden flooring, traditional oak beams, door into sitting room and opening to hallway.

### Sitting Room

13'08 x 12'08 (4.17m x 3.86m)

Sash window with secondary glazing and plantation shutters to front aspect with views of The Welsh Hills, central heating radiator, traditional oak beams, wooden flooring.

### Hallway

11'6" x 6'9" (3.51 x 2.07)

Beautiful solid oak staircase to first floor, understairs storage cupboards, Velux window, inset spotlights, doors to;

### Dining Room

15'00 x 10'09 (4.57m x 3.28m)

Window to side elevation, central heating radiator, fireplace, traditional oak beams, Parquet flooring, inset spotlights.

### WC

8'01 x 3'06 (2.46m x 1.07m)

WC, wash hand basin with vanity unit, part tiled, Velux window, heated towel radiator, spotlights.

### Kitchen/Diner

16'11 x 15'06 (5.16m x 4.72m)

An absolutely stunning open space flooding with natural light, a bespoke and recently refitted 'Timeless' Kitchen with a range of well appointed wall and base units with complimentary Granite work surfaces incorporating double Belfast sink, Rangemaster cooker, space for fridge freezer, space for dishwasher, breakfast bar, windows to front, side and doors opening to the garden, central heating radiator, inset spotlights, traditional beam, two Velux windows, Door to utility room;

### Utility Room

5'09 x 5'05 (1.75m x 1.65m)

Providing space and plumbing for washing machine and tumble dryer, wall mounted boiler and hot water cylinder.

### First Floor Landing

Storage cupboard, staircase to second floor, doors to;

### Bedroom 1

14'11 x 14'03 (4.55m x 4.34m)

Sash window with secondary glazing and plantation shutters to front aspect with views of The Welsh Hills, central heating radiator, traditional beam, opening to dressing area and ensuite;

### Ensuite

8'06 x 5'07 (2.59m x 1.70m)

A spacious ensuite comprising; WC, wash hand basin with vanity unit, large walk in shower, towel radiator, inset spotlights, tiled wall, wooden flooring, window to side elevation.

### Dressing Room

Bay window to side aspect, central heating radiator, inset spotlights, fitted wardrobes, door to ensuite;

### Bedroom 2

14'04 x 12'11 (4.37m x 3.94m)

Sash window with secondary glazing and plantation shutters to front aspect with views of The Welsh Hills, central heating radiator, traditional beam.

### Family Bathroom

11'06 x 6'00 (3.51m x 1.83m)

A spacious bathroom comprising a free standing bath with a floor standing tap, WC, wash hand basin, corner shower cubicle, partially tiled, inset spotlights, heated towel radiator, window to rear aspect.

### Second Floor

Doors leading to;

### Bedroom 3

13'09 x 12'01 (4.19m x 3.68m)

Sash window with secondary glazing to front aspect with views of The Welsh Hills, window to side elevation, central heating radiator, traditional beam, built in wardrobe, door to ensuite.

### Ensuite

8'06 x 3'05 (2.59m x 1.04m)

A newly installed ensuite comprising; WC, wash hand basin with vanity unit, large walk in shower, towel radiator, inset spotlights, tiled.

### Bedroom 4

14'05 x 13'00 (4.39m x 3.96m)

Sash window with secondary glazing to front aspect with views of The Welsh Hills, central heating radiator.

### Two Garages

With up and over doors, perfect for storage and off road parking.

### Additional Information

The property is what is known as a 'Virtual Freehold', made up of 2 long leaseholds granted for 999years from July 1998. This type of arrangement is not uncommon in properties in Parkgate which have changed over time. The property has been meticulously maintained by the current owners and many of the original features have been retained and some of the upgrades includes; a recently installed bespoke 'Timeless' kitchen, secondary glazing with shutters added to the windows and the property has recently been decorated inside and out.

