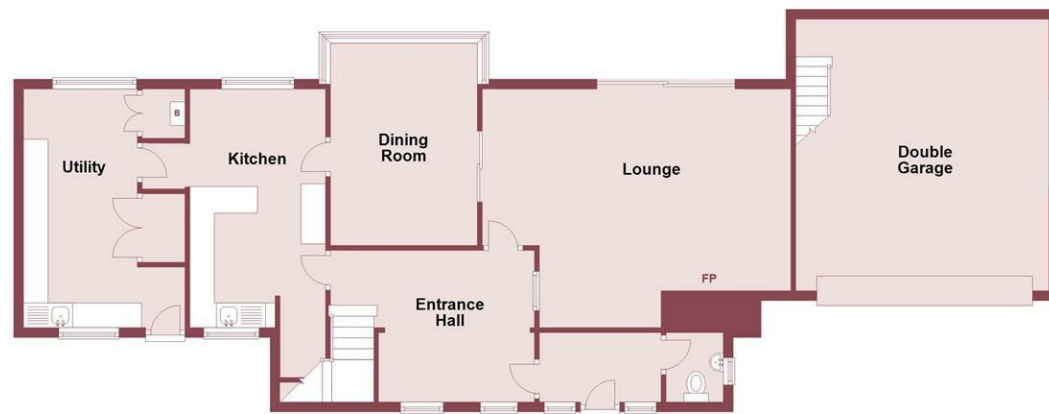




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

Woodfall Lane, Neston, Cheshire CH64 4BT

£850,000

4 Bedroom 2 Reception 2 Bathroom D

****An Exciting Addition to The Property Market - The Biggest Plot on Woodfall Lane - Development Opportunity****

Hewitt Adams are excited to welcome 'Far Hills' to the market, an impressive four bedroom detached family house occupying an impressive and beautifully maintained 1 Acre plot on Woodfall Lane with stunning wrap around gardens. The property is conveniently location for excellent local amenities, good transport links and catchment for highly acclaimed schools being a stones throw from Woodfall Primary School. The property would be ripe for development - subject to relevant planning consents.

In brief the property accommodation affords; porch, WC, entrance hallway, living room, dining room, kitchen, utility room. To the first floor there are four well proportioned bedrooms, the master with an ensuite and a spacious family bathroom.

Externally, to the front of the property there is gated access to the driveway with off road parking and turning for numerous vehicles, beautifully manicured, garage access, wrap around gardens mainly laid to lawn with established borders, mature trees, an Indian stone patio area, timber shed. Farr Hills offers complete privacy with incredible far reaching views of the Welsh Hills and Dee Estuary. The garden is an absolute credit to the owner and really must be viewed to fully appreciate this property has to offer.

Porch

7'10 x 5'02 (2.39m x 1.57m)

Front door into porch, central heating radiator, doors to;

WC

4'08 x 3'08 (1.42m x 1.12m)

WC, wash hand basin, window to side elevation, central heating radiator, part tiled.

Entrance Hallway

13'10 x 11'10 (4.22m x 3.61m)

Window to front elevation, two central heating radiators, stairs to first floor, doors to;

Lounge

20'09 x 17'04 (6.32m x 5.28m)

Dining Room

14'01 x 9'08 (4.29m x 2.95m)

Window to rear elevation, central heating radiator, door to kitchen.

Kitchen

16'09 x 13'02 (5.11m x 4.01m)

Comprising a range of wall and base units with complimentary worktops incorporating sink and drainer, dishwasher, double oven, gas hob, tiled flooring and splash back, window to front and rear, central heating radiator, door to utility room.

Utility

16'07 x 7'11 (5.05m x 2.41m)

A spacious utility room with further wall and base units with work surfaces incorporating sink and drainer, space and plumbing for washing machine, window to rear, door to front.

Landing

Window to front aspect, central heating radiator, doors to;

Bedroom 1

14'09 x 10'03 (4.50m x 3.12m)

Window to rear elevation with stunning views, central heating radiator, range of fitted furniture, door to ensuite.

Ensuite

8'02 x 6'06 (2.49m x 1.98m)

Comprising; WC, wash hand basin with vanity unit, walk in shower, towel radiator, window to front and side.

Bedroom 2

16'01 x 10'10 (4.90m x 3.30m)

Window to front and rear elevation, central heating radiator, built in wardrobes.

Bedroom 3

13'05 x 10'03 (4.09m x 3.12m)

Window to rear elevation, central heating radiator, fitted wardrobes and dressing table.

Bedroom 4/Study

10'08 x 7'04 (3.25m x 2.24m)

Window to front elevation, central heating radiator.

Bathroom

10'04 x 9'00 (3.15m x 2.74m)

A spacious family bathroom comprising; WC, shower cubicle, bath, wash hand basin with vanity unit, window to rear elevation.

Double Garage

With roller door, window to side, lighting and power, mezzanine.

