



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 have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanIQ.

## Mellock Lane, Neston, CH64 4BW

Offers In The Region Of £525,000

4 Bedroom 3 Reception 2 Bathroom E

\*\*\*An Exciting Addition to The Property Market - Character Property With Self Contained Annex/Cottage- A Rare Opportunity\*\*\*

Hewitt Adams are delighted to welcome 'Mellock Farm' in Little Neston to the market for sale. A deceptively spacious and impressive period farmhouse with an adjoining two bedroom cottage converted from the old Mellock Farm barns and stables. Mellock Farm dates back to the 18th Century and many of the original character features have been retained. The property is set back from the road and a shared drive leads to a large private front courtyard area where Mellock Farm is accessed from.

The property provides bright, spacious and versatile living accommodation which comprises; three reception rooms, a large kitchen-breakfast room, utility room and WC/cloakroom. To the first floor there are two bedrooms, and a huge bathroom. To the third floor there are two further double bedrooms. The Cottage/annex has its own entrance, kitchen, living room, bathroom and two generous double bedrooms. This would be perfect for an elderly relative or even renting out and would achieve in the region of £850 PCM.

Externally, The property is approached via a large driveway with double gates opening into a large courtyard parking area with turning circle with a beautiful front garden and an established Cherry Blossom tree. The rear garden is private, south facing and mainly laid to lawn with secure sandstone boundaries. Adjoining the main house is a two storey barn; ideal for storage or a home office and a garage with double doors leading to the rear garden.

**Entrance**

Porch canopy, stable door leading to kitchen/diner;

**Kitchen/Diner**

17'00 x 5'01 (5.18m x 1.55m)

Comprising a range of shaker style wall and baser units with complimentary work surfaces incorporating one and half sink and drainer, with mixer tap, space for fridge and dishwasher, Range style cooker, breakfast bar, tiled splash back, central heating radiator, windows to front Courtyard, door to;

**Sitting Room**

12'10 x 12'08 (3.91m x 3.86m)

Window to front elevation, central heating radiator, storage cupboard, doors to;

**Snug**

14'11 x 12'09 (4.55m x 3.89m)

Window and door to rear elevation, central heating radiator, inglenook fireplace with wood burning stove with hearth, stairs to first floor, door to lounge.

**Lounge**

22'06 x 14'03 (6.86m x 4.34m)

Window and doors to rear elevation, central heating radiator, gas fire with sandstone surround.

**Inner Hall**

5'03 x 3'07 (1.60m x 1.09m)

Windows and door to front, central heating radiator, doors to;

**WC**

WC, wash hand basin, tiled floor.

**Utility**

8'06 x 7'05 (2.59m x 2.26m)

Further worktops, with space and plumbing for washing machine, tumble dryer and fridge freezer, wall mounted boiler, window to front aspect.

**Landing**

Staircase to second floor, central heating radiator, doors to;

**Bedroom 1**

15'01 x 10'10 (4.60m x 3.30m)

Window to front elevation, central heating radiator, range of built in wardrobes and storage.

**Dressing Room**

13'08 x 4'02 (4.17m x 1.27m)

Central heating radiator, steps into main bedroom.

**Bedroom**

10'00 x 7'09 (3.05m x 2.36m)

Window to rear elevation, central heating radiator.

**Bathroom**

14'03 x 9'11 (4.34m x 3.02m)

A spacious bathroom comprising; WC, bath with shower over, wash hand basin with vanity unit, part tiled, wall lights, central heating radiator, window to rear elevation.

**Second Floor**

Doors to;

**Bedroom**

14'07 x 10'03 (4.45m x 3.12m)

Velux window, window to side elevation, central heating radiator, built in double cabin bed.

**Bedroom**

14'07 x 9'11 (4.45m x 3.02m)

Window to side elevation, central heating radiator.

**The Cottage/Self Contained Annex**

**Entrance Hall**

6'04 x 6'03 (1.93m x 1.91m)

Private timber front door into hallway;

**Lounge**

15'02 x 14'11 (4.62m x 4.55m)

Window to rear aspect, electric radiator, fireplace, staircase to first floor, stable door to rear garden.

**Kitchen**

Comprising wall and base units with work surfaces incorporating sink and drainer, cooker, space for fridge and washing machine, window to front aspect.

**Bathroom**

Comprising; WC, wash hand basin, bath with shower over, window to front elevation.

**Bedroom**

16'00 x 15'08 (4.88m x 4.78m)

Double bedroom with Velux window, radiator.

**Bedroom**

14'03 x 12'00 (4.34m x 3.66m)

Double bedroom with Velux window, radiator.

