



## Birkenhead Road, Neston, Cheshire CH64 1RU

£995,000

5 Bedroom 4 Reception 3 Bathroom

**\*\*Stunning Grade 11 Listed Residence With Detached Coach house - Unique Setting - Wonderful Grounds\*\***

Hewitt Adams is delighted to showcase Lydiate Lodge and The Coach House. This property is Grade II listed and was the Lodge to the main House 'The Lydiate'. The property is unique and a stunning example of architecture from this era. The Coach House is also within the grounds meaning this is essentially TWO dwellings for the price of one, and over 3,000 SQFT in total.

A perfect option for anyone requiring a separate detached property for a family member.

The Lodge occupies a striking position in one of Cheshire's most sought-after semi-rural areas. Sold as FREEHOLD within the tranquil and exclusive grounds of The Lydiate with ample off road parking for multiple vehicles to the front.

The property briefly affords; entrance dining hall, split level lounge, snug, kitchen and master bedroom with dressing room and ensuite to the ground floor. With a further two bedrooms and a bathroom to be found on the first floor. The gardens to the lodge are impressive and very private.

The Coach House is another detached property with separate entrance and private gardens with an orchard and two large sheds. With two bedrooms, lounge, shower-room and kitchen.



**Lydiate Lodge**

**Entrance Hall**

Four arch style windows to either side of the front door overlooking the gardens, tiled flooring and open plan to the;

**Dining Hall**

21'05 x 9'08 (6.53m x 2.95m)

Arch style windows to the front, and a Velux sky lights making this room very bright and airy. The room has an Apex beam to the ceiling, tiled flooring and two radiators.

**Living Room**

28'04 x 18'06 (8.64m x 5.64m)

Arched shaped window to the side of the property. There is a stunning Sandstone fireplace and hearth with open fire grate, beams to the ceiling and one radiator.

**Inner Hall**

Stairs to the first floor, coving to the ceiling and one radiator.

**Sitting Room**

14'03 x 12'05 (4.34m x 3.78m)

Arched windows to the front and rear of the property. There is a wood fireplace surround with living flame fire and one radiator.

**Kitchen**

17'01 x 12'02 (5.21m x 3.71m)

Arched windows to the front and rear with French doors leading to the garden. There are a range of wall and base units with complimentary work surfaces and splash back tiling. The kitchen incorporates a double electric oven, gas hob with extractor fan over integrated microwave and dishwasher point. The kitchen also has a central island. Tiled flooring and spot lighting to compliment. One radiator.

**Master Bedroom**

16'00 x 11'00 (4.88m x 3.35m)

Arch window to the rear of the property and one radiator, door to ensuite;

**Dressing Room**

9'06 x 5'08 (2.90m x 1.73m)

Arch windows to the rear of the property. There is a range

of fitted wardrobes to one wall with matching chest of draws and one radiator.

**Ensuite**

9'03 x 8'01 (2.82m x 2.46m)

The ensuite comprises of a 3-piece suite to include a vanity sink unit, shower, and WC. The ensuite is complimented by tiled elevations and flooring and a heated towel rail.

**First Floor Landing**

Velux window, doors to;

**Bedroom 2**

11'11 x 10'08 (3.63m x 3.25m)

Two Velux windows, porthole style window, central heating radiator, built in cupboards.

**Bedroom 3**

11'04 x 10'07 (3.45m x 3.23m)

Two Velux windows, central heating radiator, built in cupboards.

**Bathroom**

8'11 x 8'07 (2.72m x 2.62m)

**Coach House**

With a lounge and kitchen, shower and wc downstairs and 2 bedrooms and a bathroom upstairs. It has its own driveway with off road parking for 2/3 cars and garden.

Perfect for anyone looking for a detached property for a family member.

**Outside**

The approach to the property is very impressive , with a very quiet private driveway which gives individual access to both properties.

To the front is an enclosed garden with mature flowerbeds and hedging. To the side is an expansive lawn with hedge borders, and a patio area. The long lawn leads onto a further lawn which could be split to become the separate garden if a purchaser wanted to have the gardens to both dwellings separate.

With an orchard with mature fruit trees. Two large sheds.

