



## Neston Road, Neston, CH64 4AT

£850,000

 5 Bedroom  3 Reception  4 Bathroom  5 Bedroom

**\*\*Bursting With Character & Charm - Extremely Spacious & Versatile Accommodation - Beautifully Landscaped Victorian Italian Style Garden\*\***

Hewitt Adams is proud to showcase 'The Old School House' a charming, five bedroom, detached house originally constructed in 1842 and located in the highly sought after village of Ness. The property is conveniently located for excellent local amenities, good transport links and catchment for highly acclaimed schools. Ness Gardens is a stones throw away, with a variety of walking and cycling routes also nearby. The property has been extended sympathetically over the years to create a beautifully spacious 2500 square foot home. It forms part of the history of Ness and is aptly named, being the original school in the Village.

In brief, the bright, spacious and extremely versatile accommodation comprises; Hallway, living room, dining area, snug, kitchen, utility leading to the double garage, shower room, garden room leading to one bedroom. To the ground floor there is also annex potential with an inner hallway leading to three bedrooms - one with ensuite. There is also a bathroom. To the first floor there is a master suite with bedroom leading to the balcony, dressing room and ensuite, there is also another bedroom.

Externally, to the front of the property there are two gravel driveways, beautifully kept front garden with mature shrubs and trees, garage access and gated access to the rear garden. The rear garden is a walled Victorian Italian style which has been skilfully thought out, mainly laid to lawn with secure walled boundaries, well stocked and mature borders, an opulent garden pond, a herb garden, greenhouse, mature fruit trees, wood store, a lower level patio area.



Entrance Hall

10'04 x 4'00 (3.15m x 1.22m)

Timber front door to hallway, tiled flooring, traditional cast iron radiator, further door to living room.

Living Room

19'02 x 11'01 (5.84m x 3.38m)

Window to front elevation, two central heating radiators, wood burning stove with feature surround, stairs to first floor, opening to dining area, doors to inner hall and snug.

Dining Area

12'02 x 10'04 (3.71m x 3.15m)

Window to front aspect, central heating radiator, redundant feature period door to side elevation,

Inner Hall

Doors leading to;

Bedroom 2

18'07 x 12'01 (5.66m x 3.68m)

Windows and French doors to the garden, vertical central heating radiator, door to ensuite.

Ensuite

6'10 x 4'08 (2.08m x 1.42m)

Comprising; WC, wash hand basin, walk in shower cubicle, central heating radiator.

Bedroom 5

10'02 x 8'11 (3.10m x 2.72m)

Window to rear and side aspect, central heating radiator, Parquet flooring.

Study

10'09 x 8'10 (3.28m x 2.69m)

Window to side aspect, central heating radiator.

Bathroom

7'01 x 5'06 (2.16m x 1.68m)

A fully tiled shower room comprising; WC, Wash hand basin, bath with shower over, traditional radiator.

Snug

13'04 x 10'11 (4.06m x 3.33m)

Windows to front and side aspects, central heating radiator, door to kitchen.

Kitchen

24'11 x 9'05 (7.59m x 2.87m)

A range of well appointed wall and base units with granite work surfaces incorporating double Belfast sink, gas AGA, integrated fridge, freezer and dishwasher. Newly installed gas central heating boiler in 2022. Windows to rear and side elevations, inset spotlights, door leading into utility area.

Utility

12'04 x 11'01 (3.76m x 3.38m)

Further wall and base units with Granite work surfaces incorporating Belfast sink, tiled flooring, space and plumbing for washing machine and tumble dryer, understairs storage cupboard, door leading into the double garage and a door leading to the front of the property.

Garden Room

11'10 x 10'06 (3.61m x 3.20m)

Windows overlooking the beautifully manicured gardens, impressive vaulted ceiling with a newly replaced roof in 2024, period cast iron radiator, tiled flooring, stairs to bedroom, French doors opening to the garden.

Shower Room

8'00 x 4'02 (2.44m x 1.27m)

Comprising; WC, was hand basin, shower cubicle, central heating radiator, window to front elevation.

Bedroom 3 (Above Double Garage)

18'00 x 14'07 (5.49m x 4.45m)

Two Velux windows, two traditional cast iron radiators, feature window with Views of The Welsh Hills.

First Floor

Window to side elevation, doors to;

Master Suite -

Bedroom 1

16'08 x 10'00 (5.08m x 3.05m)

Windows and doors leading to the balcony with prime views over the garden, traditional cast iron radiator, door to ensuite.

Dressing Room

11'01 x 9'05 (3.38m x 2.87m)

Window to side aspect, array of fitted wardrobes, opening leading to the bedroom.

Ensuite

9'10 x 6'00 (3.00m x 1.83m)

A Victorian style ensuite comprising; WC, wash hand basin with vanity, bath with shower over, inset spotlights, part tiled, window to side aspect, traditional cast iron radiator.

Bedroom 4

13'06 x 10'11 (4.11m x 3.33m)

Window to front aspect with views of The Welsh Hills, traditional cast iron radiator.

Double Garage

24'03 x 18'02 (7.39m x 5.54m)

Two sets of double doors to front aspect, window and pedestrian door to rear, lighting and power, door to utility.

