




Constables
SALES & LETTINGS

Old Hall Lane

Puddington, Neston

£799,000



The moment you step inside, prepare to be swept away by this charming period property, brimming with character and bathed in natural light. Soaring vaulted ceilings with exposed beams, a grand feature window, and a flowing layout create a truly superb space.

The slate-stone entrance hall leads you past a cloakroom and up a staircase to the bedrooms and bathroom on the upper floor. Off the hall, a spacious lounge unfolds, inviting you to relax and unwind. There is a well-appointed kitchen/dining room, also boasting a vaulted ceiling, which is the perfect space for gathering and creating culinary delights.

Beyond this stunning living space, a utility room ensures practicality, while two ground-floor bedrooms provide versatility. One of the ground-floor bedrooms features an en suite shower room along with fitted wardrobes, ideal for guests, while the other makes a comfortable retreat.

Ascending the stairs, the master bedroom awaits, a haven of space and character. Vaulted ceilings with exposed timbers continue the theme, and a modern en suite bathroom adds a touch of luxury. A second bedroom, again with its own en suite shower room, completes the upstairs accommodation.

Step outside and discover private, manageable gardens basking in a south-westerly aspect, perfect for soaking up the sunshine. A large wood construction chalet occupies the far end of the courtyard, this is sectioned into two rooms and would be ideal for a home office / gym / playroom. There is also dedicated courtyard parking to the front.

Despite its tranquil rural setting, the property enjoys excellent access to local amenities. Neston, Little Neston, and Willaston offer local shops, while Chester and Cheshire Oaks provide wider options. Commuting to major commercial centers like Chester, Liverpool, and Manchester is a breeze thanks to the nearby M56 motorway.

This captivating period home promises a lifestyle steeped in charm, character, and convenience.



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- Four Bedroom Character Family Home
- Three En-suite Bathrooms
- Ample Parking
- Vaulted Ceilings and Period Features
- Open plan Kitchen / Diner / Morning Room
- Exceptional Fit and Finish Throughout
- Views Across Fields and Estuary

Entrance Hall

W/C

Kitchen / Diner

32'11 x 13'0 (10.03m x 3.96m)

Lounge

23'5 x 18'9 (7.14m x 5.72m)

Morning Room

15'7 x 15'6 (4.75m x 4.72m)

Utility Room

12'11 x 5'2 (3.94m x 1.57m)

Fourth Bedroom

15'4 x 11'6 (4.67m x 3.51m)

Third Bedroom

12'5 x 11'7 (3.78m x 3.53m)

En-Suite

6'2 x 5'0 (1.88m x 1.52m)

First Floor

Master Bedroom

18'4 x 14'6 (5.59m x 4.42m)

En-Suite

19'0 x 6'8 (5.79m x 2.03m)

Second Bedroom

14'2 x 9'9 (4.32m x 2.97m)

En-Suite

8'6 x 3'10 (2.59m x 1.17m)

Garden Chalet

20'4 x 9'3 (6.20m x 2.82m)


Garden Chalet Storage

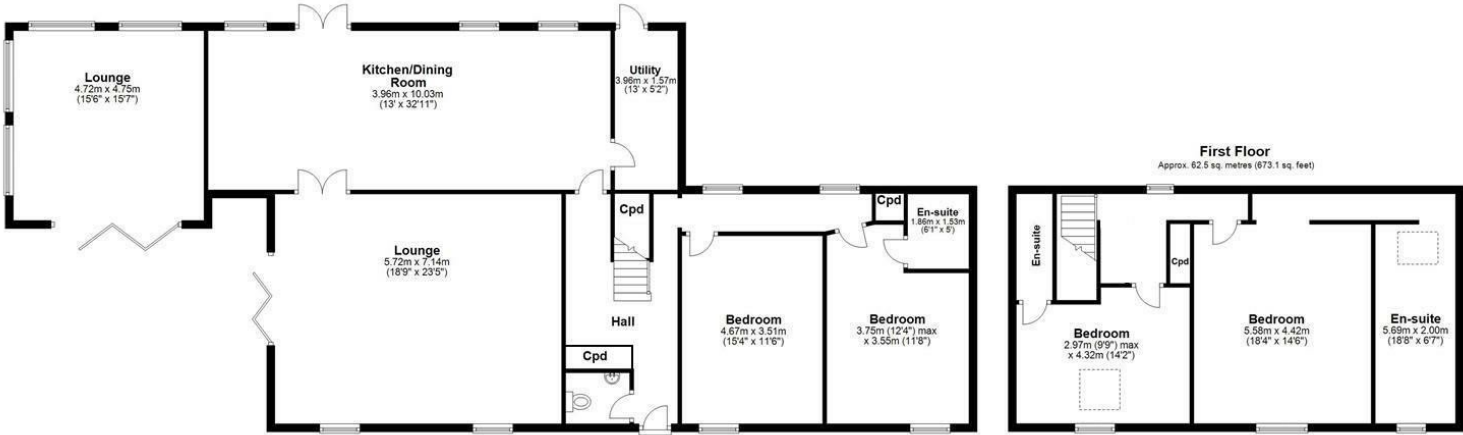
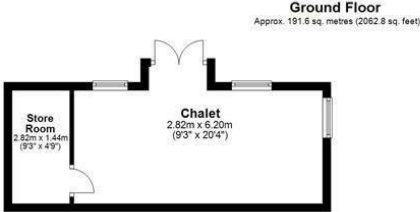
9'2 x 4'9 (2.79m x 1.45m)



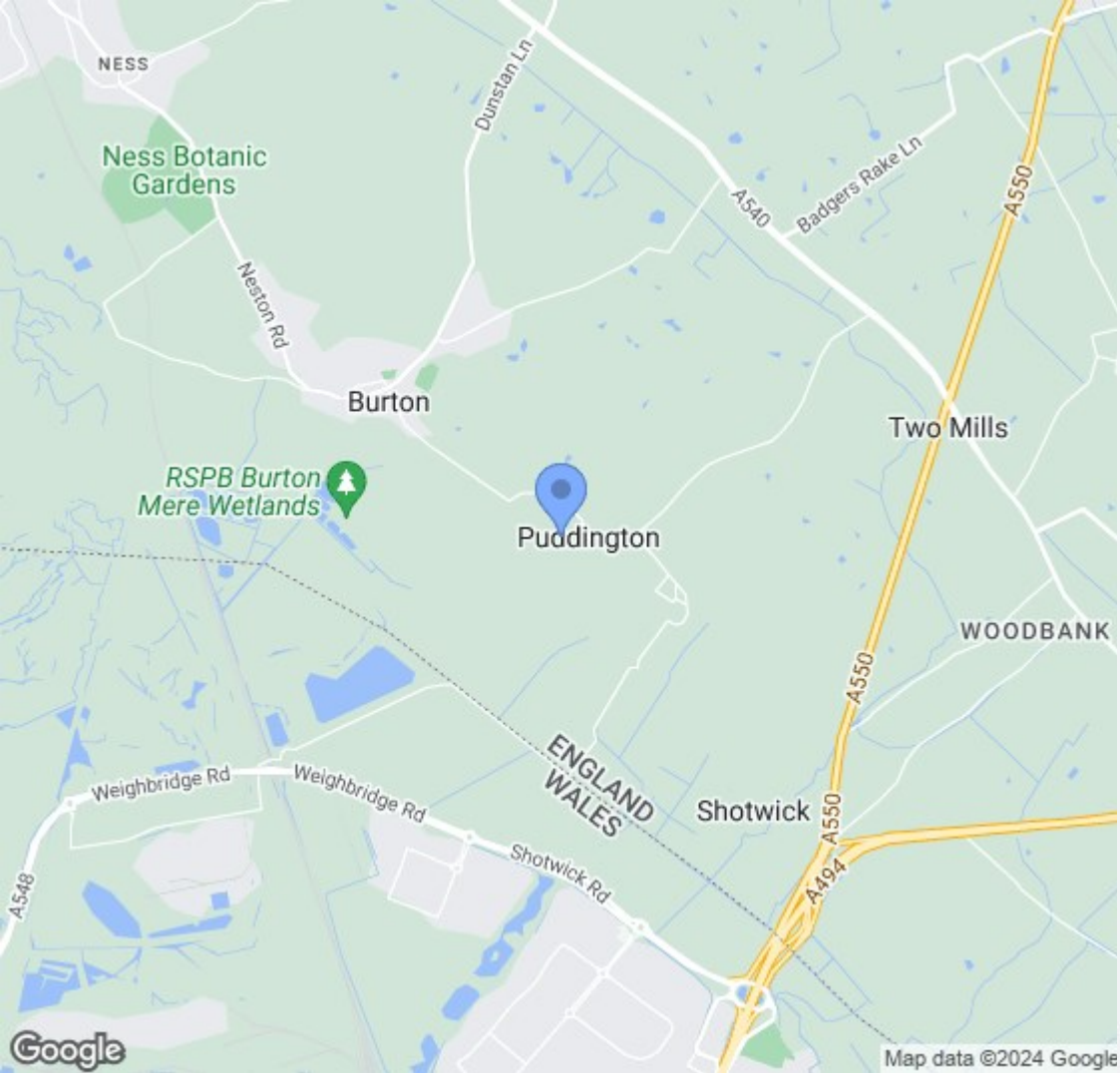


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 254.2 sq. metres (2735.9 sq. feet)
Constables Property, Neston



Location Map

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S A L E S & L E T T I N G S

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