

# DRAFT DETAILS

# Constables

SALES & LETTINGS



## Folly Cottage Orchard Lane

£325,000



- Ground Floor Apartment in Period Property
- Semi-Rural yet accessible location
- Surrounded by Open Farmland
- Two Bedrooms
- Two Reception Rooms
- Garden
- Allocated Parking Area
- No Onward Chain
- Tenure: leasehold
- Council Tax Band: D

Sold with a long lease and only a peppercorn rent to pay.

Located along a quiet unadopted lane in Puddington, Cheshire, Folly Cottage is a ground floor apartment located in an impressive Grade II listed conversion. It is part of one of the surviving wings of Puddington New Hall which was built in 1757 and was burnt down in a fire in 1867.

The property enjoys a semi-rural yet accessible location, and provides spacious accommodation that retains many of the original features. The apartment has its own private access at the front as well as an allocated parking space, garden area and outbuilding for storage.

The accommodation comprises an entrance hallway, living room with open fire, dining room, kitchen, utility and cloakroom. There are two double bedrooms and a bathroom.

The property is offered for sale with no onward chain and early viewing is essential.

Tenure: Leasehold

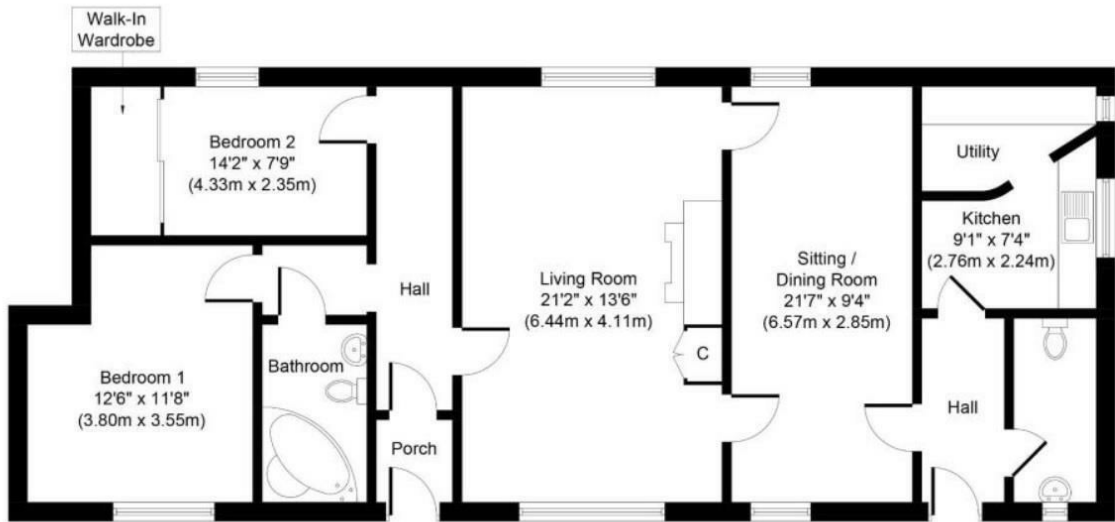
Term: 999 years from 16th Oct 1985

Service Charge: £0

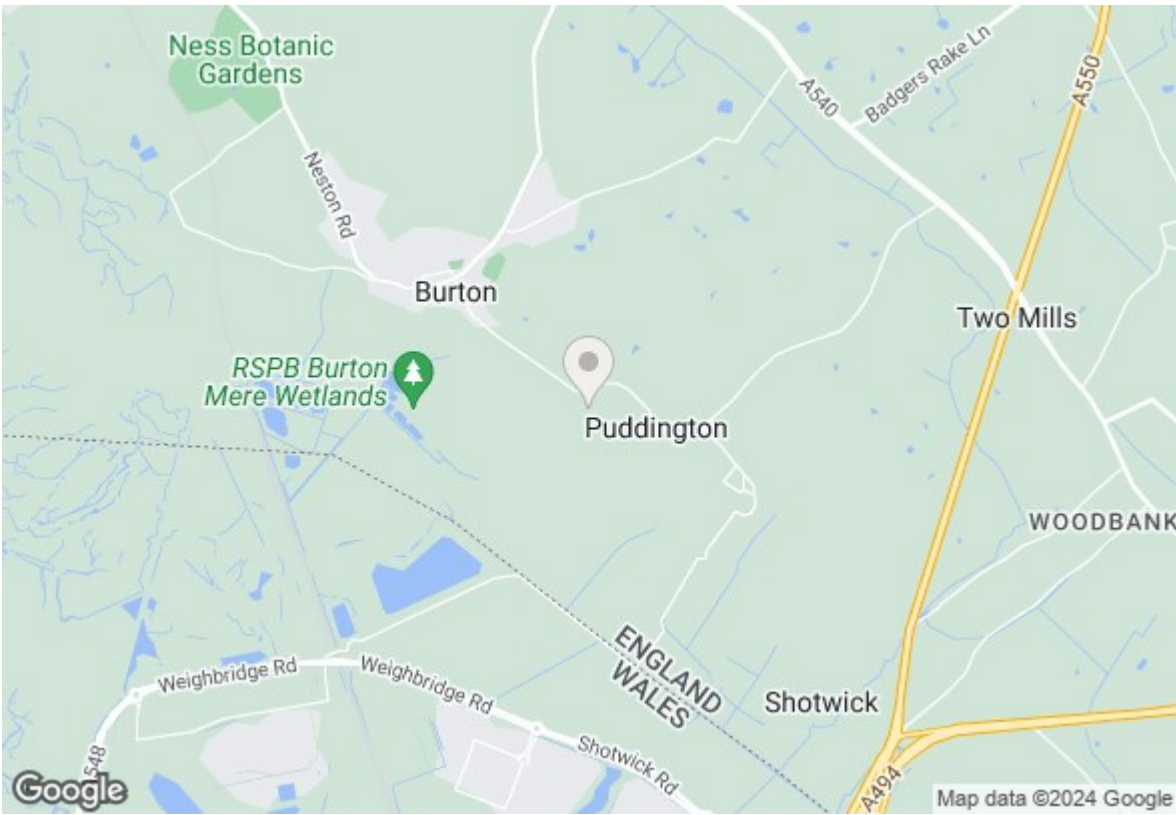
Ground Rent: Peppercorn

Council Tax Band: D

Services: Electric Heating, Drainage by way of Septic tank.



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



## **Other Information**

**Tenure: Leasehold**

**Term: 999 years from 16th Oct 1985**

**Service Charge: £0**

**Ground Rent: Peppercorn**

**Council Tax Band: D**

**Services: Electric Heating, Drainage by way of Septic tank.**

## **Location**

**The delightful semi-rural village of Puddington lies in a convenient location to the North-West of Chester on the Wirral Peninsula.**

**The nearby villages of Willaston and Neston provide a range of services for everyday needs including local shops, doctor's and dentist's surgeries with Neston also having a good selection of supermarkets. The cities of Chester and Liverpool are 8 and 15 miles respectively with a wide range of shopping and leisure facilities complemented by several out-of-town retail parks including Cheshire Oaks which is 8 miles distant.**

**Sporting and social activities are well catered for with Burton and Puddington Sports and Social Club and Gladstone Village Hall in the village providing tennis courts, bowls and a cricket ground, also hosting the annual Village Summer Festival, together with cafes in both Puddington and Burton. Neston Cricket Club offers cricket, squash, hockey and tennis and other recreational and sporting activities in the area include sailing on the Marine Lake and Dee Estuary, golf at Heswall and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester, Bangor-on-Dee, and Aintree.**

**On the educational front there are several primary schools nearby including at Burton, Thornton Hough and Willaston, secondary schools including Wirral, Calday Grange and West Kirby Grammar Schools and a choice of private schooling notably at King's and Queen's in Chester, Birkenhead School and Abbeygate College at Saughton.**

**It is well served by roads being within a short distance of the M53 and M56 motorways permitting easy access to all major areas of commerce throughout the Northwest. For travel further afield there is a 2-hour intercity rail service from Chester to London Euston via Crewe with a link from the nearby Hooton station which also offers a service into Liverpool Lime Street. For overseas travel both Liverpool and Manchester are served by international airports.**

## **Accommodation**

**Vestibule Entrance**

**Hallway**

**Living Room  
21'2" x 13'6"**

**Dining Room  
21'7" x 9'4"**

**Inner Hallway**

**W.C.  
8'11" x 2'7"**

**Kitchen  
9'1" x 7'4"**

**Utility Room  
9'6" max x 6'10" max**

**Bedroom One  
12'62 x 11'8"**

**Bedroom Two  
14'2" into wardrobe x 7'9"**

**Bathroom  
8'7" x 3'10"**















