

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



## Folly Cottage Orchard Lane

**£275,000**



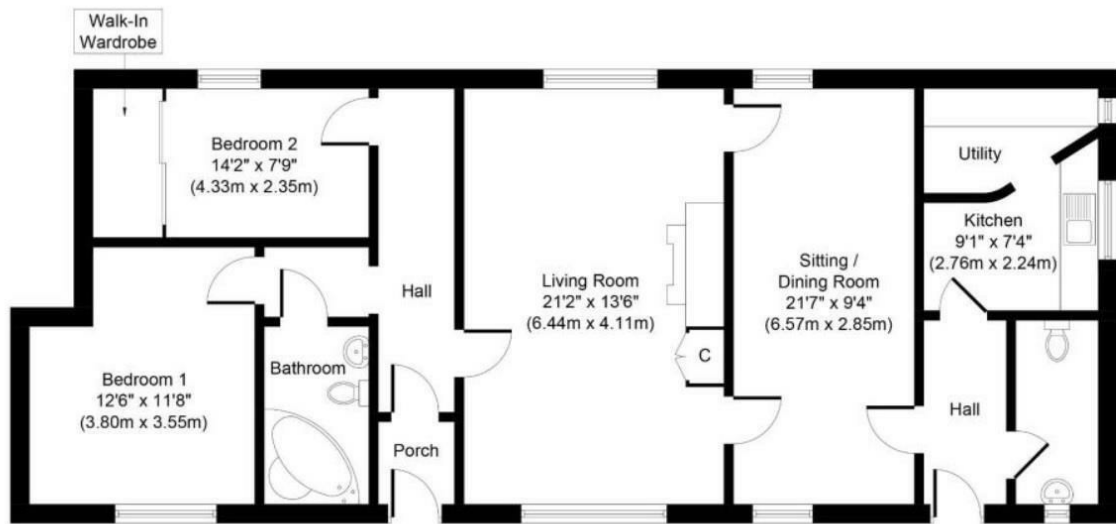
- Ground Floor Flat in Period Property
  - Rural yet accessible location
  - Surrounded by Open Farmland
  - Two Bedrooms
  - Two Reception Rooms
  - Garden
  - Allocated Parking Area
  - No Onward Chain
  - Tenure: leasehold
  - 961 Year Remaining on Lease
- Sold with a long lease and only a peppercorn rent to pay.

Folly Cottage is a wonderfully characterful property, peacefully located in the sought after village of Puddington with lovely views of the original walled garden of Puddington New Hall. It is a ground floor apartment located in one of the surviving wings of the Hall, the main house having burned down in 1867. This charming property with spacious accommodation retains some impressive original features.

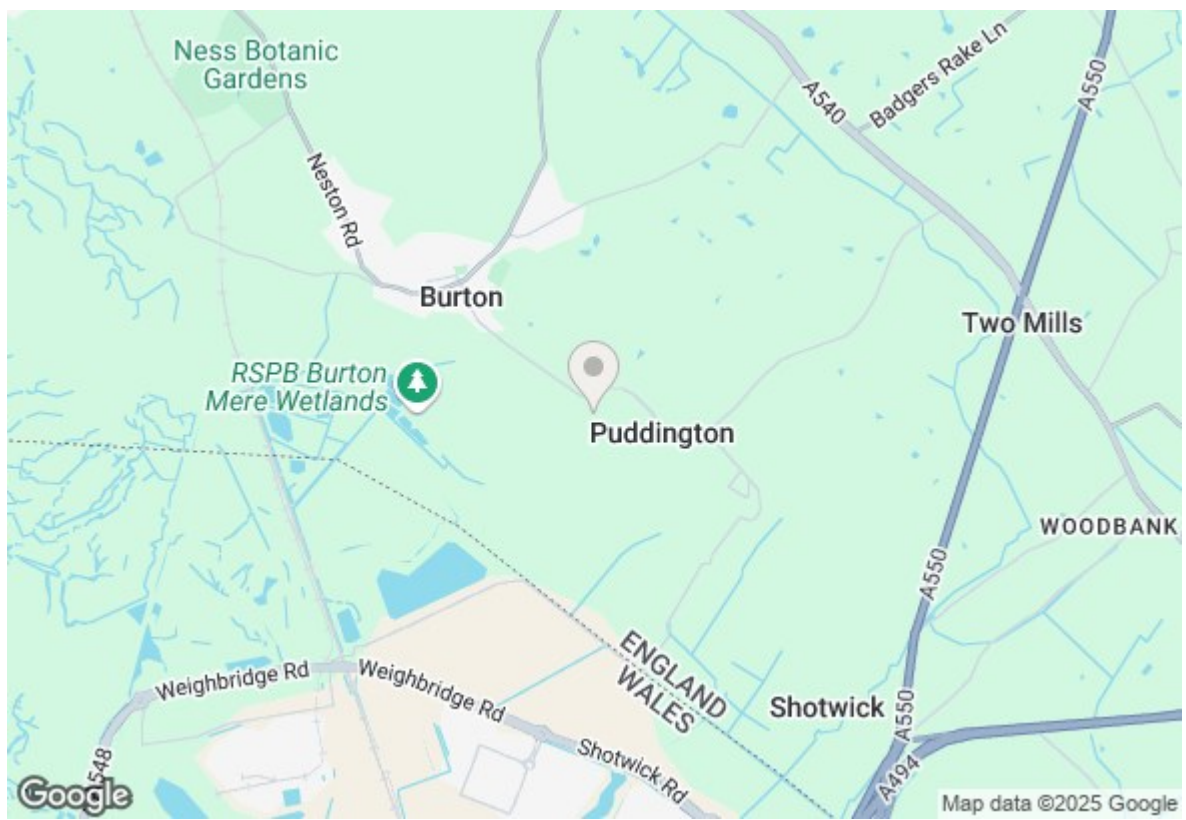
It enjoys a rural yet very accessible location. The apartment has its own private access at the front as well as an allocated parking space, garden and outbuilding for storage. The accommodation comprises an entrance hallway, living room with open fire, dining room, kitchen, utility and cloakroom. There are two double bedrooms and a bathroom. The property has the benefit of a long lease with only a peppercorn rent and is offered for sale with no onward chain.

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	Inner Hallway
Location	W.C.
The delightful rural village of Puddington lies in a convenient location to the North-West of Chester on the Wirral Peninsula.	8'11" x 2'7"
	Kitchen
	9'1" x 7'4"
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.	Utility Room
	9'6" max x 6'10" max
	Bedroom One
	12'62 x 11'8"
	Bedroom Two
	14'2" into ward x 7'9"
	Bathroom
	8'7" x 3'10"
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 direct intercity rail service from Chester to London Euston, with connections at Crewe to multiple other destinations. Nearby Hooton station 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"	















