




Constables
SALES & LETTINGS

Mealors Weint

Parkgate, Neston

£375,000



Fisherman's Cottage is a semi-detached period property located in the heart of Parkgate, Cheshire. The property was constructed around 1804 and many of the original features have been retained including exposed beams and fireplaces.

The accommodation is immaculately presented and complimentary to the age and character of the property. The accommodation is arranged over three floors and comprises; vestibule entrance with built in storage cupboard. This opens to a lounge-dining room with solid oak flooring exposed beams and log burning stove. Off the lounge-dining room is a well-appointed kitchen with access to the rear yard. On the first floor there is a modern bathroom with free standing bath, shower and cupboard housing a recently installed boiler, a double bedroom with built in wardrobes and a smaller bedroom with large built in storage cupboard. A spiral staircase leads to the second floor where there is a large bedroom with vaulted ceiling and exposed beams. Externally the property is accessed via a pedestrian pathway off The Parade. Parking is available on street on The Parade. At the rear of the property is a delightful enclosed courtyard style garden,

The property enjoys fantastic views over the Dee Estuary and towards Hilbre Island from the first and second flooring. This stunning home must be seen to appreciate the space, character and location and early viewing is essential.



Constables

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- Stunning Period Cottage
- Large Open-plan Lounge-Dining Room
- Immaculately Presented
- Tenure: Freehold
- Located in the Heart of Parkgate
- Stylish Kitchen & Bathroom
- Enclosed Courtyard Garden
- Three good-sized Bedrooms
- Many Retained Original Features
- Council Tax Band: D

Other Information

The property is double glazed and has fibre broadband.
Services: Mains Gas, Mains Drainage, Mains Electric.
Council Tax Band: D (Cheshire West & Chester)
Tenure: Freehold.

Location

The property is located in the highly sought after conservation village of Parkgate in Cheshire. Parkgate has a number of restaurants, pubs and cafes and is popular with bird watchers and walkers along The Wirral Way. Neston is a short distance from the property and offers an excellent range of amenities including supermarkets, independent retailers, and a number of restaurants, pubs and cafes. A weekly market is held on a Friday. There are bus links and a

train station in the town centre. Schooling is well provided for with a good selection of schools nearby including Neston High School, Grammar schools in Caldy, West Kirby and Wirral, Birkenhead School and closer to Chester; Abbey Gate College and the Kings and Queens, Chester.

On the recreational front there are football, rugby, cricket and tennis clubs locally, sailing on the Dee Estuary and several golf courses including Heswall, Caldy and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree. The A540 is approximately 1.5 miles away, this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool

and Manchester.
Approximate Distances: Chester: 11 miles. Liverpool: 12 miles. Liverpool Airport: 30 miles. Manchester Airport: 39 miles. Manchester: 45 miles.

Accommodation

Vestibule Entrance

Lounge-Dining Room

23'10" x 14'4" max (7.26m x 4.37m max)

Kitchen

11'10" x 7'9" (3.61m x 2.36m)

First Floor Landing

Bedroom Two

13'10" x 9'10" (4.22m x 3.00m)

Bedroom Three

9'8" x 8'8" (2.95m x 2.64m)

Bathroom

11'10" x 7'9" (3.61m x 2.36m)


Second Floor Bedroom One

23'10" x 14'4" (7.26m x 4.37m)





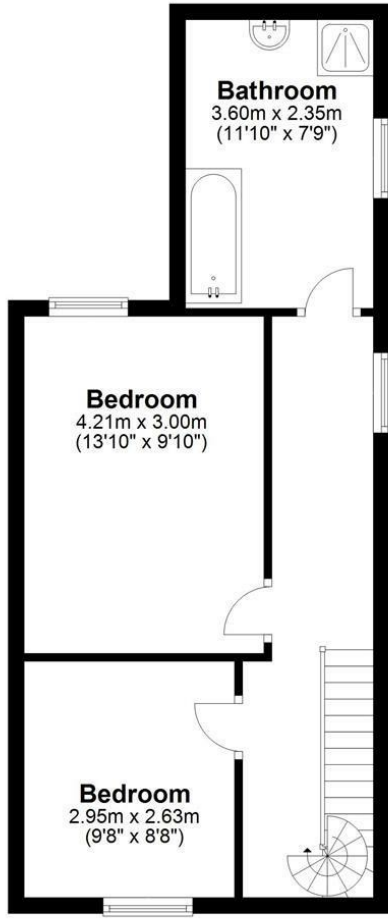
EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 40.4 sq. metres (435.2 sq. feet)



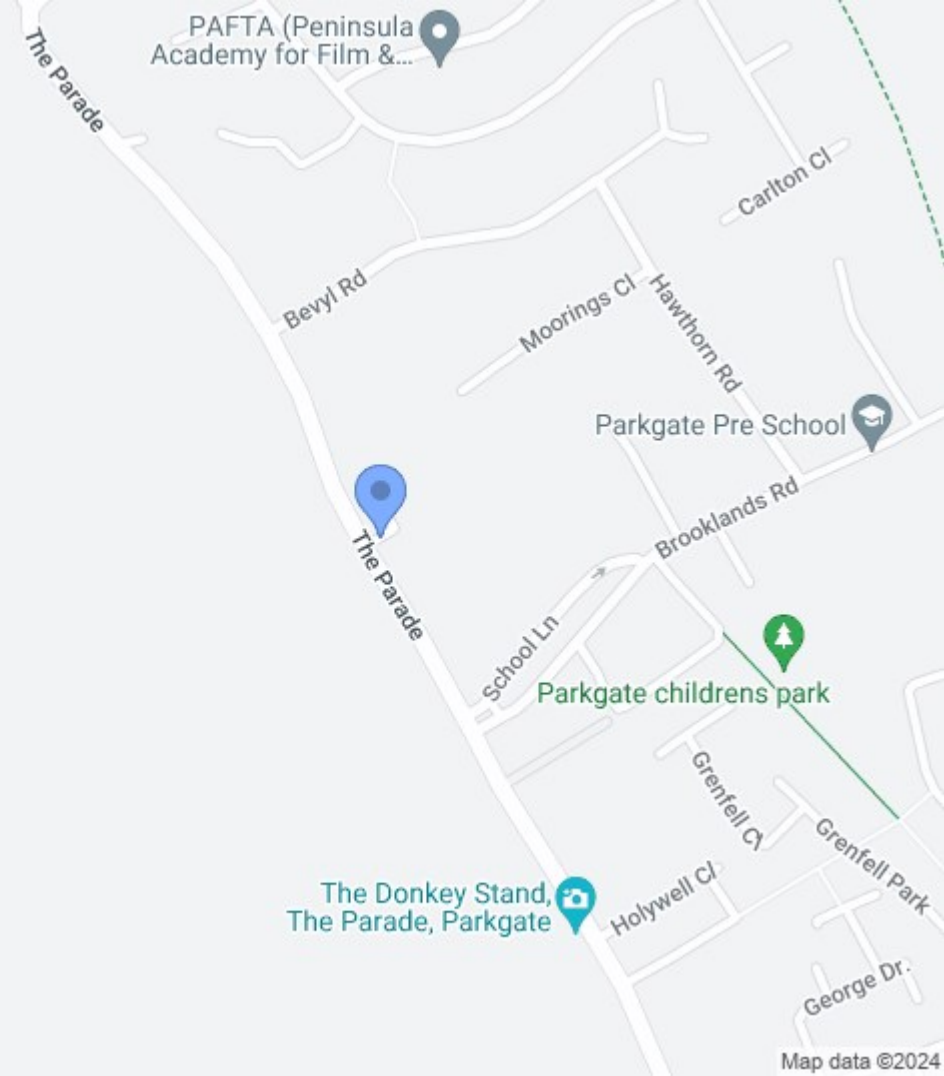
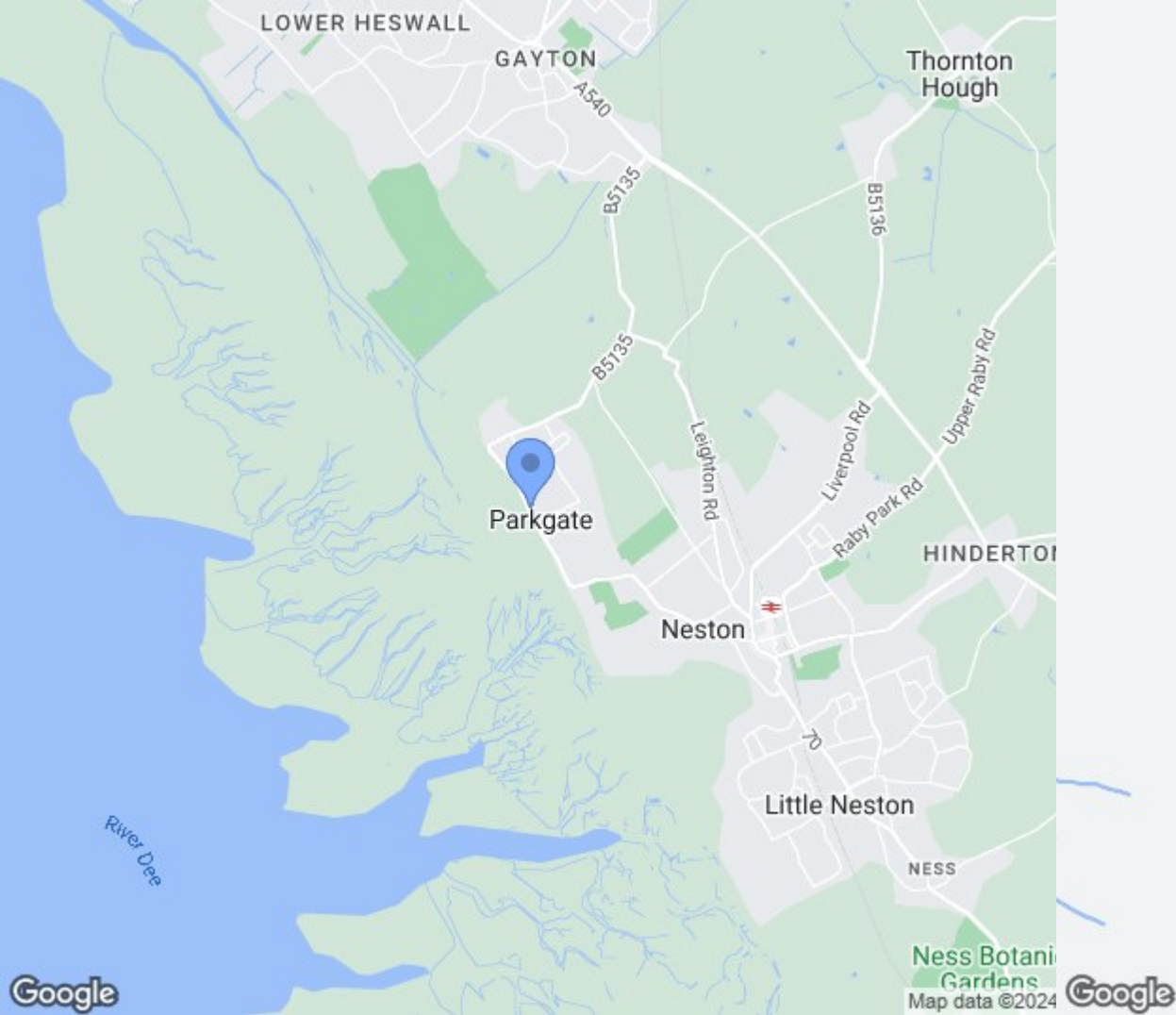
First Floor
Approx. 40.4 sq. metres (435.2 sq. feet)



Second Floor
Approx. 31.7 sq. metres (341.5 sq. feet)



Total area: approx. 112.6 sq. metres (1212.0 sq. feet)
Fishermans Cottage, Parkgate



Location Map

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