




**Constables**  
SALES & LETTINGS

The Parade

Parkgate, Neston

£695,000





Constables is delighted to offer this fantastic opportunity to purchase an impressive period property located on The Parade in Parkgate. The property is set back from the road and enjoys far reaching views over the Dee Estuary.

Sawyers Cottage dates back to the 1700s and is Grade II listed. It has been extensively renovated to the highest standard with high quality fixtures and finishes synergising perfectly with property's character features.

This property is one of one the best presented in Parkgate and really needs to be seen to be fully appreciated, offered for sale with no onward chain, early viewing is essential.



# SAWYERS COTTAGE

**Constables**

SALES & LETTINGS

- Impressive Period Property
- Fantastic Location on Parkgate Front
- Off Road Parking and Rear Garden With Detached Studio
- Renovated to an Impeccable Standard
- Four Bedrooms
- Two Reception Rooms
- Three Bathrooms
- Stunning Kitchen-Dining Room
- Views Over The Dee Estuary
- No Onward Chain

### Property Description

The accommodation is arranged over three floors and is incredibly spacious and allows for sociable family life, entertaining, quiet work, and relaxation. Entering the house there is a large and welcoming entrance hall with stone floor, stairs to first floor and a cloakroom with built in storage. There is a front reception room / formal dining room with oak flooring and windows to the side of the property. There is also a separate lounge with log burning stove, exposed ceiling beams and original exterior door and sash window to the front elevation. The open plan kitchen-diner is a stunning feature of the property and is incredibly well-appointed with an excellent range of solid wood units and breakfast island with granite worktops, there are doors out onto the garden and a vaulted glass roof lantern off the kitchen is a utility room.

On the first floor is the master bedroom with exposed ceiling beams, front facing sash window overlooking the Dee Estuary and an en-suite bathroom. Opposite the master bedroom is the family bathroom fitted with a three piece suite. A second double bedroom is also located on the first floor. To the second floor there is a bathroom complete with beautiful freestanding bath and there are two additional bedrooms; a double bedroom with windows to the front elevation offering stunning

views and a single bedroom to the rear, the second floor landing also makes an ideal snug or home office. Outside there is a driveway providing off road parking at the front of the property and at the rear there is a private garden with lawn, established borders, a raised decked area and there is a detached outbuilding that is currently used as a gym but would make an excellent summer house or home office.

### 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.

### Other Information

Tenure: Freehold sold with vacant possession. Services: Mains Gas, drainage, water and electric.

Council Tax Band: G

Local Authority: Cheshire West & Chester

### Entrance Hallway

17' x 9'3" (5.18m x 2.82m )

### Cloakroom

6'6" x 8'10" (1.98m x 2.69m )

### Lounge

14'11" x 14'6" (4.55m x 4.42m)

### Sitting Room/Dining Room

overall 12'11" max x 15'2" max (overall 3.94m max x 4.62m max)  
Irregular shaped room.

### Kitchen/Dining Room

20'10" x 13'5" (6.35m x 4.09m )

### Utility Room

### First Floor Landing

### Bedroom One

15'7" x 14'6" (4.75m x 4.42m)

### En-suite Shower Room

### Bedroom Two

10'1" x 10'5" (3.07m x 3.18m)

### Bathroom One

5'7" x 6'8" (1.70m x 2.03m )

### Second Floor Landing

### Bedroom Three

8'2" max x 14'11" max (2.49m max x 4.55m max)

### Bedroom Four

5'1" x 14'9" (1.55m x 4.50m)

### Bathroom Two

5'7" x 8'4" (1.70m x 2.54m)




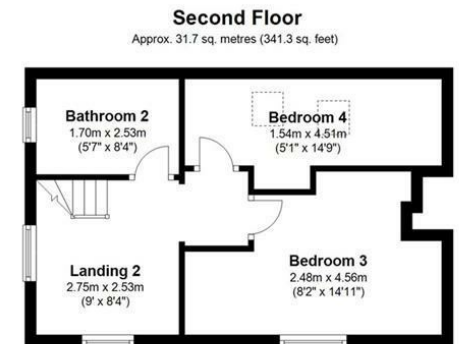
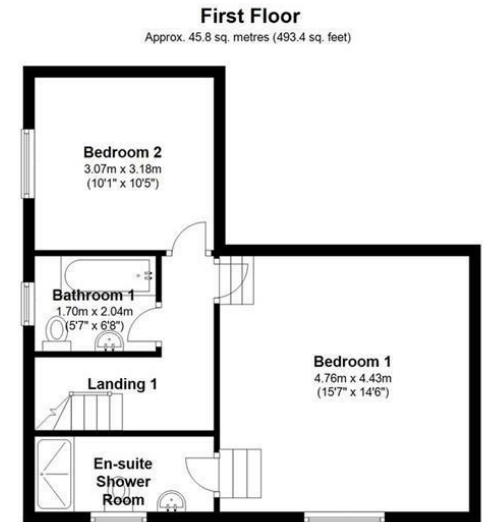
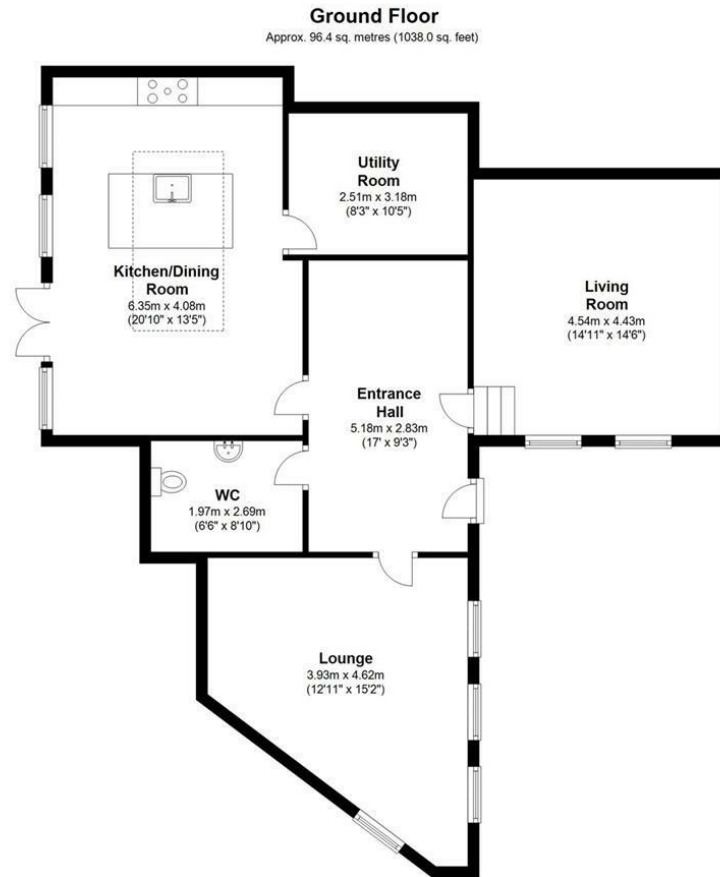






# EPC & Floor Plan

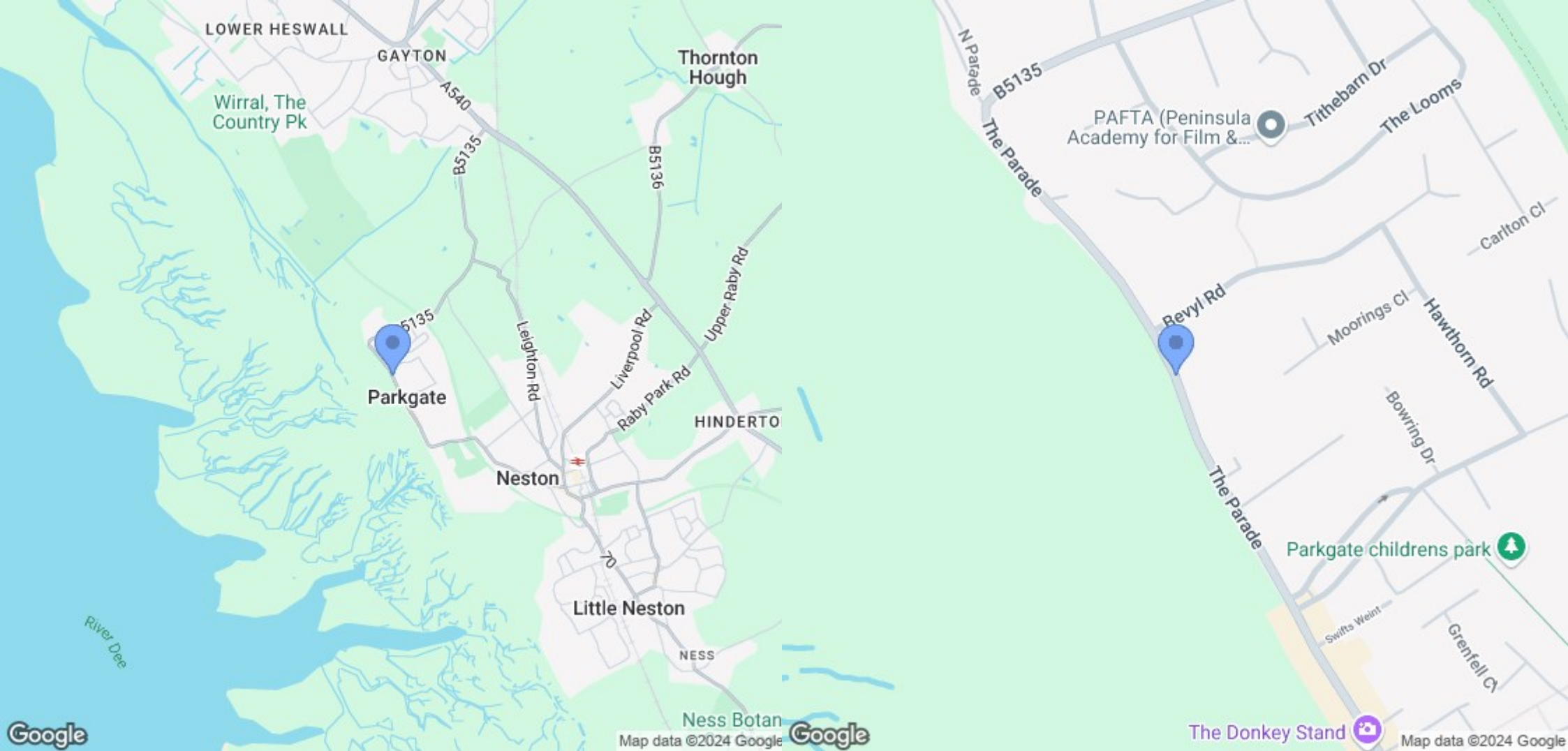
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 174.0 sq. metres (1872.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.

This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



## Location Map

LOCATION The property is located in the conservation village of Parkgate in Cheshire; Cheshire's only coastal village, and is also near the market town of Neston. Parkgate offers an excellent array of bars, restaurants, and cafes. The Wirral way can be accessed from here which provides idyllic rural and

coastal walks, the marshes are part of the RSPB and ideal for the bird watching enthusiast. Parkgate has a village primary school. Neston offers an excellent range of amenities including supermarkets, high street banks, independent retailers, and a number of restaurants, pubs and cafes. A weekly market is also held on a Friday.

# Constables

S A L E S   &   L E T T I N G S

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