



Constables
SALES & LETTINGS

Station Road

Burton, Neston

£1,100,000

An aerial photograph of a rural property. The property features two detached dwellings: a larger bungalow on the left and a smaller cottage on the right. They are situated on a large, green lawn. A gravel driveway runs along the bottom and right sides of the property, with a blue car parked near the bungalow and a dark car near the cottage. The property is bordered by a road at the top and a line of trees and shrubs on the left. The sky is clear and blue.

An impressive contemporary residence of truly bespoke design located in a stunning rural location with uninterrupted views over open farmland.

There are two detached dwellings that occupy an established plot comprising of a substantial detached bungalow and a smaller cottage. Both properties have been let previously and the setup would be ideal for multi-generational living, or to generate a supplementary income as a holiday let or separate rental property.

Peerswood Bungalow has been skilfully constructed with consideration to the surrounding environment and has cedar wood cladding, copper drainpipes and ground source heat. These features synergise perfectly with the high quality finish and modern design of the interior to create a stunning home.

The living accommodation is open plan; there is a lounge area with floor to ceiling windows framing the view and a spiral staircase leading up to a mezzanine level, off the lounge area is the dining room with bi-folding doors. The kitchen has an integrated electric double oven, LPG hob, and dishwasher, there is also a matching island, off the kitchen is a utility room with ground source heat pump and cloakroom. The property has four double bedrooms and two bathrooms. The bungalow has underfloor heating and a log burner in the lounge

Peerswood Cottage is a separate dwelling that has been converted from an original sandstone dwelling on the site. The accommodation comprises, open plan lounge and kitchen with staircase up to a mezzanine level, inner hallway with built in storage which leads to a double bedroom and bathroom.

Externally a gravel driveway provides off road parking and leads to a double garage. The gardens are landscaped with lawned areas, established borders and woodland.

This impressive home is offered for sale with no onward chain and early viewing is essential.

Viewing strictly by appointment.

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SALES & LETTINGS

Two Detached Properties

Cottage is ideal for Separate Annexe or Holiday Let or private rental

Excellent Sized Private Plot

Both currently let on periodic ASTs but sold with vacant possession

Stunning Rural Burton Location

Off Road Parking and Detached Double Garage

Peerswood Bungalow EPC: 61D. Peerswood Cottage EPC: 52E

Four Bedroom Detached Bungalow and One Bedroom Cottage

Stunning Views over The Dee Estuary

Tenure: Freehold

Location

Peerswood occupies a highly sought-after position in the village of Burton in South Wirral. The property enjoys a semi-rural yet accessible location with stunning views over open farmland, towards the Welsh Hills.

The nearby villages of Willaston and Neston provide a range of services for everyday needs including local shops, doctor and dentist 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 to include 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, Haydock Park, and Aintree as well as the International Horse Show in Liverpool.

On the educational front there are several primary schools nearby including at Burton, Thornton Hough and Willaston, secondary schools including Wirral, Caldy 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.

Despite the property's rural location, 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.

Other Information

Peerswood Bungalow
Tenure: Freehold
Council Tax Band: A (Cheshire West & Chester).
Services:
Heating: Electric and Ground Source Heat. Underfloor heating and log burner.
Drainage: Sceptic Tanks for each Property.
Electric: Mains
EPC: 61D.

Peerswood Cottage:
Council Tax Band: B (Cheshire West & Chester)
Services:
Heating: LPG
Drainage: Sceptic Tanks for each Property.
Electric: Mains
EPC: 52E

Peerswood Bungalow

Living Area
22'2" x 18' (6.76m x 5.49m)
Open plan living area, large floor to ceiling windows, spotlights, wall lighting, feature multi fuel wood burner. Solid oak wooden flooring. Spiral staircase leading to mezzanine floor with wall lighting, solid oak wooden flooring and Velux windows.

Dining Area
13'10" x 19'6" (4.22m x 5.94m)
Open plan dining area, four double bi-folding doors to two aspects, centre light fitting, wall lighting and solid oak wooden flooring.

Kitchen

14'5" x 13'9" (4.39m x 4.19m)
Fitted with a range of wall, drawer and base units, integrated electric oven, integrated Neff fridge freezer and ice dispenser, integrated 5 ring gas hob, integrated double chrome sink and built in drainage area, integrated dish washer, overhead chrome extractor fan, solid stone work surface and stone splash back, windows to two aspects, Velux windows, central light fittings, fully tiled flooring. Door into the utility room.

Utility Room

12'1" x 6'7" (3.68m x 2.01m)
Two Velux windows, two centre light fittings, glazed rear door, washing machine, tumble dryer and fully tiled flooring.

Cloakroom

9'8" x 5'1" (2.95m x 1.55m)
White low level WC, white wash hand basin with chrome hot and cold mixer tap, integrated spotlights, double window and tiled flooring.

Bedroom One

14'5" x 13'11" (4.39m x 4.24m)
Five wall to ceiling windows / doors to three aspects, wall lighting, range of built in storage cupboards.

En-suite Bathroom

10'10" x 8'5" (3.30m x 2.57m)
White low level white WC, white wash hand basin with chrome hot and cold mixer tap, white bath with chrome hot and cold mixer tap and shower head, separate walk in electric shower, fully tiled walls, tiled flooring, integrated spotlights, chrome heated towel rail, window.

Bedroom Two

11'2" x 11'3" (3.40m x 3.43m)
Windows to two aspects, one Velux window, wall lighting, integrated wardrobes.

Bedroom Three

11'2" x 9'7" (3.40m x 2.92m)
Floor to ceiling window, centre light fitting, built in storage cupboards.

Bedroom Four

12'4" x 9'10" (3.76m x 3.00m)
windows to two aspects, spotlights.

Bathroom

Fitted with a white suite comprising low level WC, wash-hand basin with mixer tap, bath and separate shower cubicle. Heated towel rail, fully tiled walls, tiled flooring, window.

Garden

The property is approached via a graveled driveway where there is private parking for several cars and a large double garage with electric doors. There are mature lawned gardens surrounding the property.

Garage

17'7" x 17' (5.36m x 5.18m)
Double garage with electric door.

Peerswood Cottage

Living Room

13'3 x 17'11 (4.04m x 5.46m)

Bedroom

10'8 x 10'3 (3.25m x 3.12m)

Bathroom

5'5 x 6'11 (1.65m x 2.11m)

Mezzanine

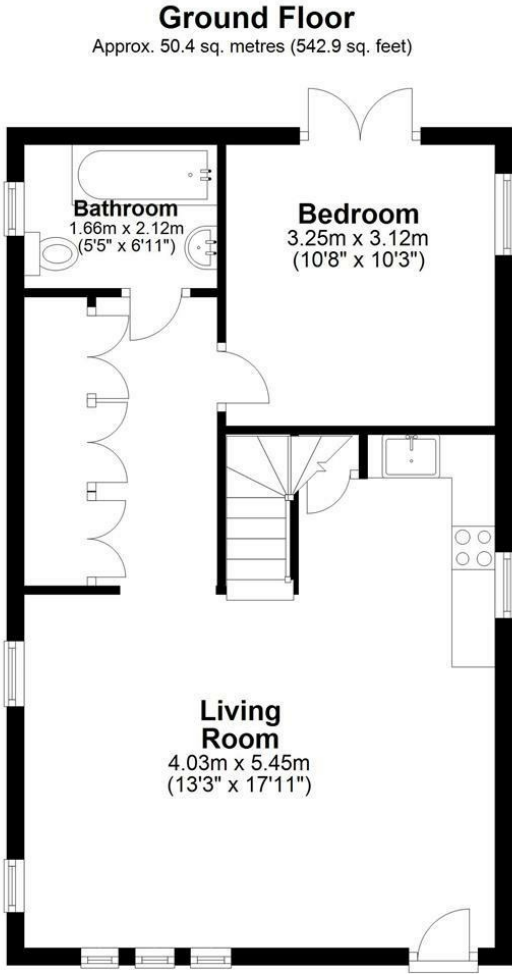
18'2 x 10'2 (5.54m x 3.10m)



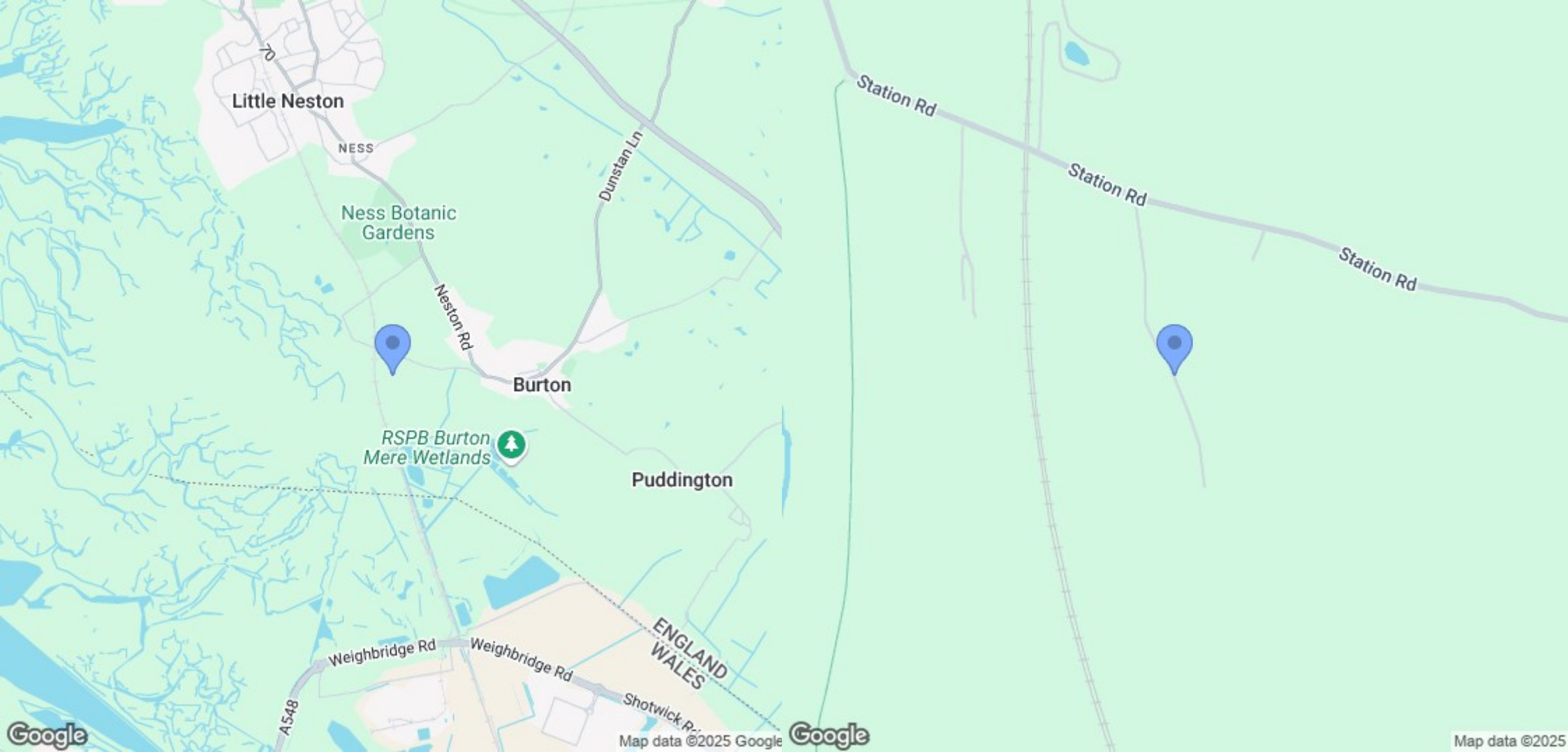


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Total area: approx. 67.7 sq. metres (728.4 sq. feet)
Peerswood Cottage, Station Road, Neston



Location Map

Constables

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