



Constables
SALES & LETTINGS

Lightfoot Lane

Heswall, Wirral

£595,000



Constables are delighted to present a charming cottage located on a secluded lane in the heart of Heswall. This four-bedroom home boasts a stunning garden, a flexible layout, and is available with no onward chain. With plenty of sunlight, two garages, and potential for further expansion, this property has much to offer.

The house has great potential for reconfiguration and expansion, but already offers ample living space, four bedrooms, and two bathrooms. The interior has a warm and well-cared-for ambiance, with the original section of the cottage dating back over a century and featuring exposed beams, a spiral staircase, and a functional sandstone fireplace.

The bright and spacious breakfast kitchen is perfect for family meals, while a cozy snug area provides a retreat by the fire. There's also a large living/dining room for daily living and entertaining. The ground floor includes two bedrooms, a modern bathroom, ample storage, and access to the integral garage.

Ascending the spiral staircase leads to the first floor of the original cottage, where you'll find a spacious landing, two bright double bedrooms, one with extensive storage, and an additional bathroom. The garden views from the bedrooms are enchanting.

Outside, the patio spans the rear of the property, and the lawn stretches far and wide. The well-maintained borders feature seasonal flowers and foliage, while the garden's privacy is enhanced by an additional garage and workshop, a garden shed, and a charming summerhouse.



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- Four Bedroom Detached Family Home
- Four Double Bedrooms
- Character Features Throughout
- Large and Private Plot
- Two Garages
- Quiet Cul-De-Sac Location

Entrance Hall

4'11 x 9'11 (1.50m x 3.02m)

Sitting Room

13'9 x 10'1 (4.19m x 3.07m)

Kitchen

9'9 x 18'8 (2.97m x 5.69m)

Living Room

19 x 15'3 (5.79m x 4.65m)

Bedroom

11'11 x 14'7 (3.63m x 4.45m)

Bedroom

10'5 x 8'8 (3.18m x 2.64m)

Bathroom

8'5 x 12 (2.57m x 3.66m)

First Floor

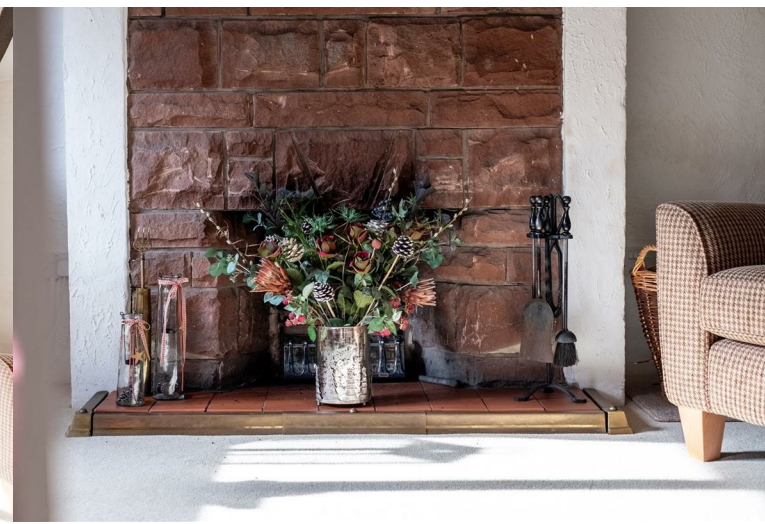
Bedroom

10'11 x 9'10 (3.33m x 3.00m)

Bedroom


10'6 x 9'11 (3.20m x 3.02m)

First Floor Bathroom



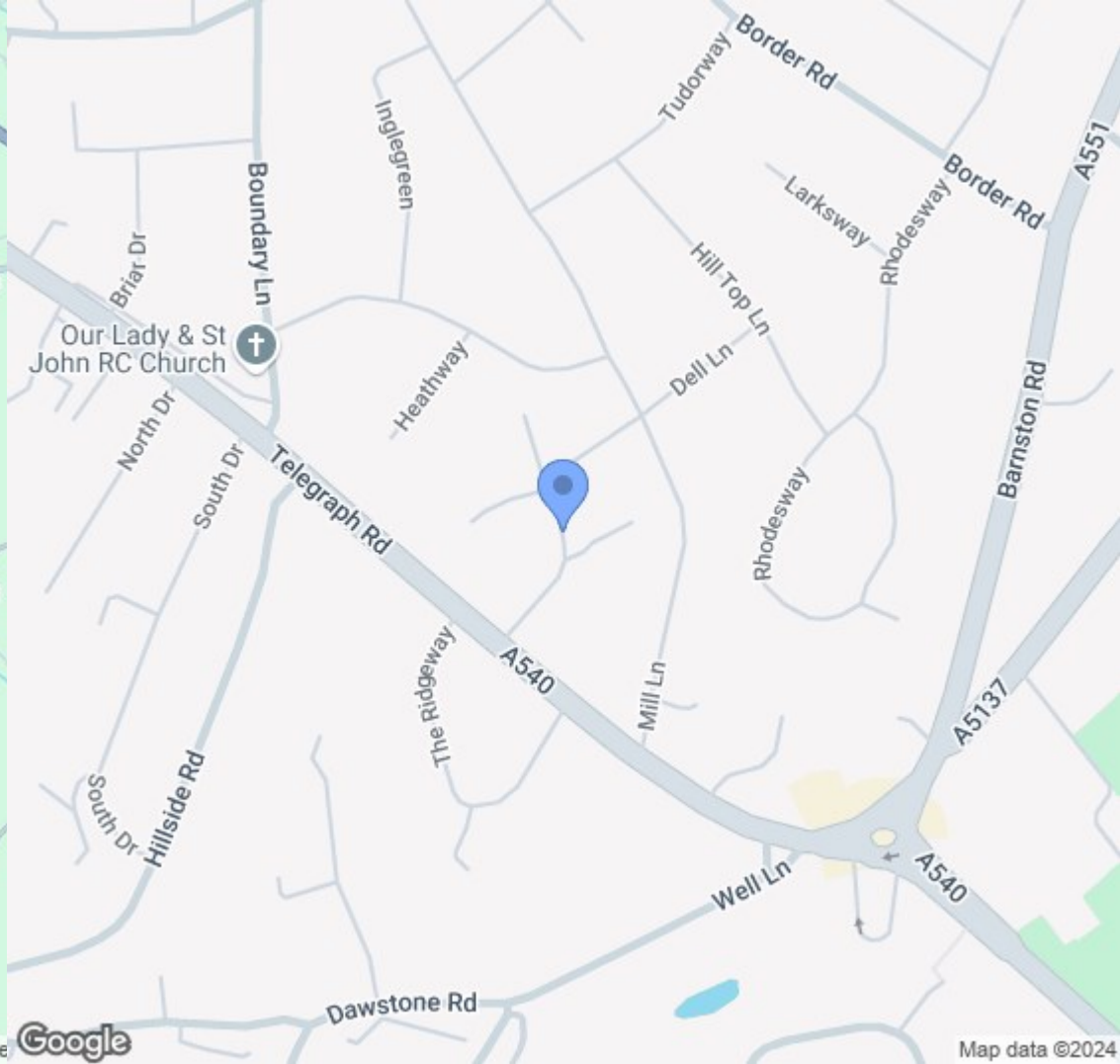
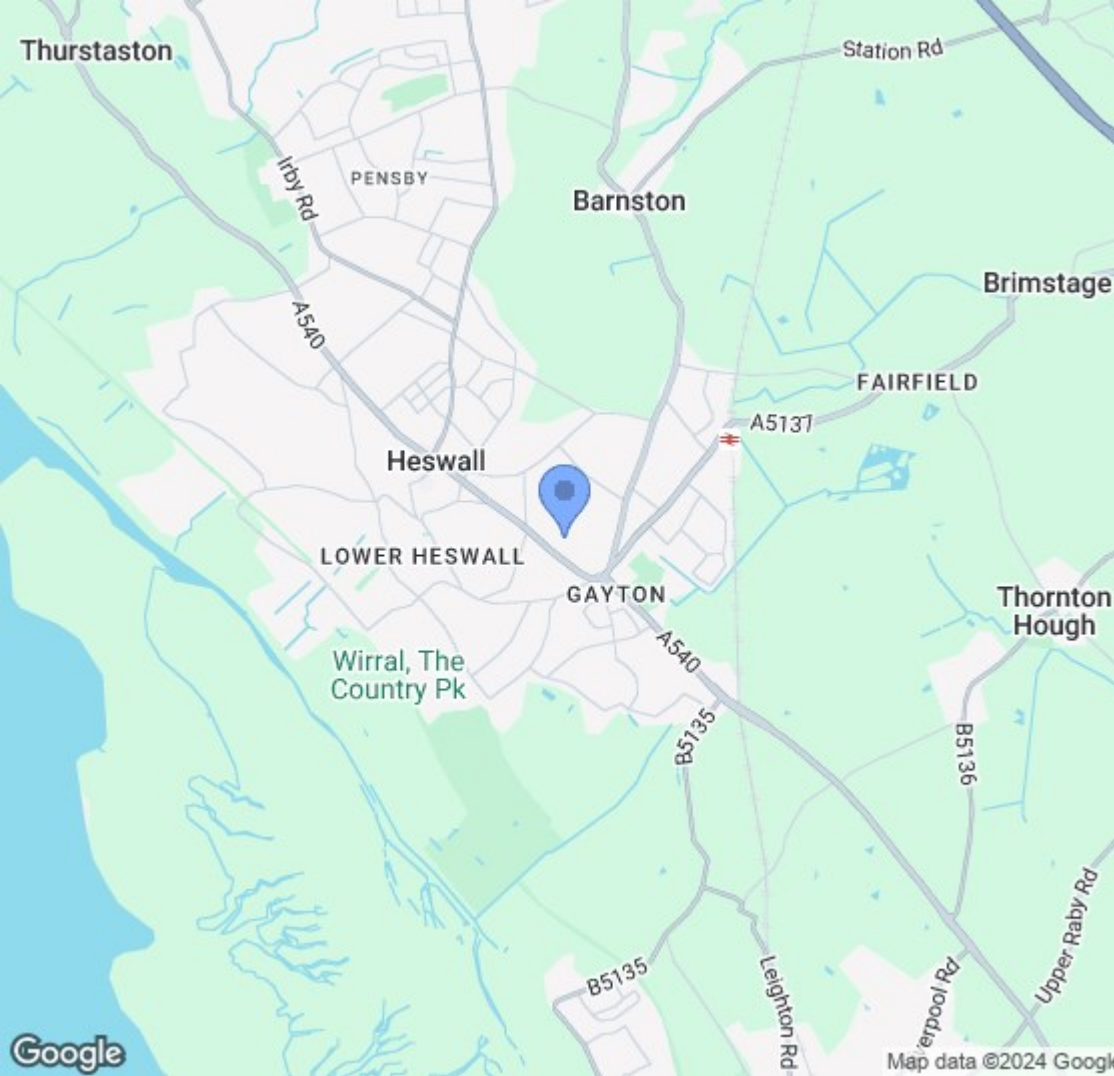


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 168.0 sq. metres (1808.2 sq. feet)
Lightfoot Lane, Heswall



Location Map

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