



**Constables**  
SALES & LETTINGS

Old Hall Lane

Puddington, Neston

£435,000





Hawthorne Dene is a Grade II listed former farmhouse located in the heart of Puddington, a picturesque semi-rural village in Cheshire.

The double fronted property was constructed in the early 18th Century and provides accommodation arrange over three floors. The property is in need of renovation throughout but provides very spacious accommodation with many retained period features.

The accommodation comprises; reception hallway/dining room, cloakroom & toilet, kitchen-dining room with inglenook fireplace, inner hall and a utility room. On the first floor are optional bedrooms, sitting room(s), study and bathroom. On the second floor are three bedrooms and a bathroom. Externally the property has an enclosed courtyard garden and an open garage.

The property is offered for sale with no onward chain.



# Constables

SALES & LETTINGS

- 18th Century Former Farmhouse

- Ground floor: entrance dining hall, kitchen-dining room, inner hall, utility room, cloakroom & toilet
- Enclosed Courtyard Garden and Open Garage
- No Onward Chain

- Grade II Listed

- First floor: sitting room, second sitting room/bedroom, bedroom/study, bathroom
- Sought After Puddington Village Location

- Versatile accommodation, well proportioned rooms arranged over three floors
- Third floor: three spacious bedrooms, bathroom
- Council Tax Band: E



## Location

The delightful semi-rural village of Puddington lies in a convenient location to the North-West of Chester on the Wirral Peninsula. Local shopping facilities are available at nearby Willaston Village and the market town of Neston, with more comprehensive retail, leisure and business facilities at the historic city of Chester.

There is an excellent range of schools, sporting and recreational facilities available in the surrounding areas and the property is well placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester via the M56 motorway.

There is also a good choice of

recreational pursuits in the area, including the Wirral Way for riding, cycling and walking, horse racing at Chester and Aintree and shopping a cinema and restaurants at Cheshire Oaks.

There are several excellent independent schools in the area including King's, Queen's and Abbey Gate College in Chester, Birkenhead School and Wirral Grammar.

## Accommodation

### Entrance Dining Room

12'04 x 13'06 (3.76m x 4.11m)

### Kitchen-Dining Room

13'09 x 13'11 (4.19m x 4.24m)

### Utility Room

7'04 x 6'11 (2.24m x 2.11m)

### Cloakroom Toilet

## Inner Hallway

## First Floor Landing

### Sitting Room

14'06 x 12'08 (4.42m x 3.86m)

### Study/Bedroom Five

12'04 x 8'02 (3.76m x 2.49m)

### Bedroom One

13'01 x 12'02 (3.99m x 3.71m)

### Bathroom

7'03 x 8'07 (2.21m x 2.62m)

## Second Floor Landing

### Bedroom Two

14'06 x 12'08 (4.42m x 3.86m)

### Bedroom Three

12'04 x 8'02 (3.76m x 2.49m)

### Bedroom Four

13'01 x 12'02 (3.99m x 3.71m)

### Bathroom


7'03 x 8'07 (2.21m x 2.62m)

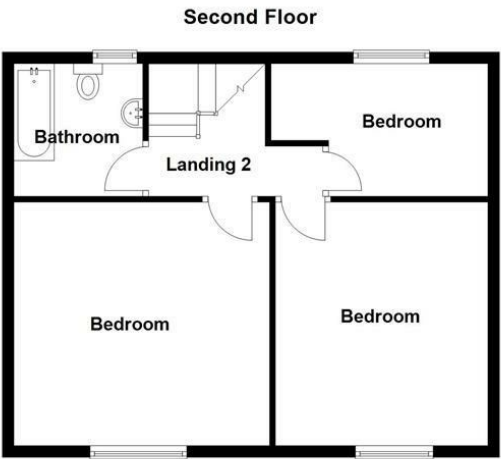
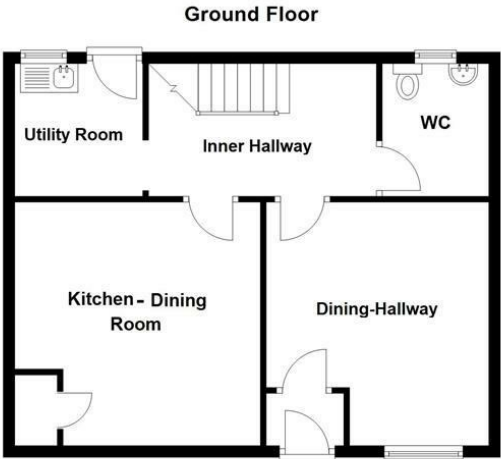
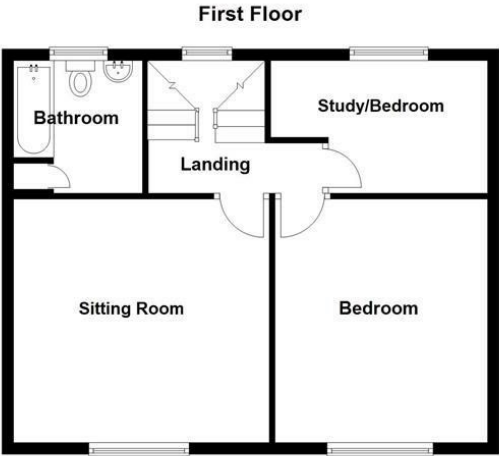






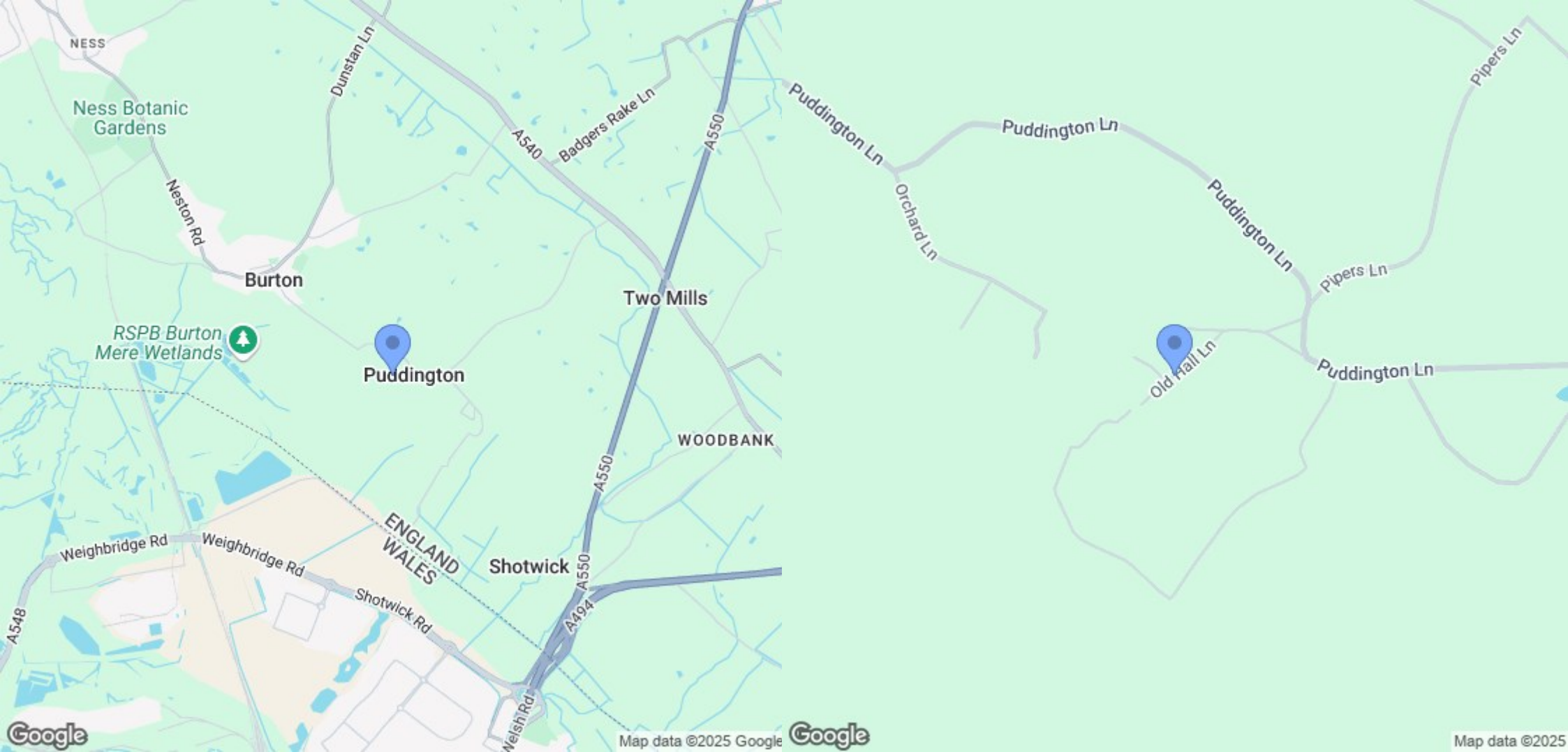
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		



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

# Constables

S A L E S   &   L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

[www.constablesestateagents.co.uk](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333