




Constables
SALES & LETTINGS

Badgers Rake Lane, Llandudnam, Ellesmere Port

£795,000



Quintrel is an exceptional detached residence, in a highly sought after semi-rural, yet accessible location in the heart of the Cheshire countryside.

The property is immaculately presented with high quality fixtures and fittings throughout and has been much improved in recent years with the addition of a conservatory with under floor heating, a new boiler, upgraded electrics, improved insulation, new septic tank, new bathroom, and some windows have been replaced.

Double electric gates open to the driveway and turning area where there is a double garage which is equipped to be used as a home office and comes complete with a kitchen and W.C. and there is a further storage area. At the rear of the property is an impeccably manicured garden with lawn, patio, and new composite decked area. The garden adjoins open farmland with uninterrupted views.

The accommodation comprises, a welcoming entrance hallway with useful storage cupboard, this is open to a snug and leads through to an impressive open-plan kitchen-dining room. The kitchen is very well-appointed with an integrated double oven, microwave oven, coffee machine and hob. The kitchen-diner leads through to an incredibly spacious lounge with log burning stove and doors into the conservatory. The ground floor accommodation is completed with a utility room and W.C. On the first floor there is a landing with more built-in storage, four double rooms, one of which is currently used as a dressing room, a new family bathroom and an en-suite bathroom off the main bedroom.

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



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Exceptional Detached Home

Large Open-Plan Kitchen-Dining Room

Double Garage, Large Store Room, Kitchen & W.C.

No Onward Chain

Semi-Rural Location Adjoining Farmland

Spacious Lounge, Separate Snug and new Conservatory

Gated Driveway with Parking and Turning Area

Easy Access to Chester and Nearby towns of Neston, Little Sutton and Heswall.

Four Bedrooms and Three Bathrooms

Landscaped Rear Garden with Paved Patio Area & Composite Decking

Location

Quintrel enjoys a secluded, yet accessible semi-rural location at the southerly end of the Wirral Peninsula and is just seven miles to the west of the historic county town of Chester. The nearby villages of Willaston and Neston cater for everyday needs whilst Chester offers a more comprehensive range of services complemented by out of town retail parks including The Outlet Village at Cheshire Oaks.

Schooling in the area is well provided for with a state primary schools in the villages of Burton and Willaston. Additionally, there is a broad selection of private schools nearby including Calday Grange, Birkenhead School, Liverpool College and The King's and Queen's Schools in Chester.

On the recreational front there are football and rugby clubs locally and at Neston Sports Club, cricket, tennis, squash, and hockey. For those wishing to play golf there are courses

at Heswall, Caldy and Royal Liverpool at Hoylake and for the boating enthusiast sailing clubs on the Dee Estuary and rowing in Chester on the River Dee. The area enjoys excellent road communications being convenient for the M53 and M56 motorways which are 3 and 4 miles respectively allowing for ease of travel to all areas of commerce throughout the Northwest including the Chester Business Park, Deeside Industrial Park, and Wrexham Industrial Estate. Liverpool and Manchester are within daily commuting distance and are both served by international airports and at Hawarden there is a non-domestic airport for private charters. For travel to London there is a 2-hr service from Chester station to Euston and from Neston a regular service to Liverpool. Approximate Distances: Chester: 7 miles. Liverpool: 12.5 miles. Liverpool Airport: 25 miles. Manchester Airport: 35 miles.

Accommodation

Vestibule Entrance

Entrance Hallway

Lounge

15'3" x 11'9" (4.65m x 3.58m)

Living Room

27' x 16' (8.23m x 4.88m)

Conservatory

11' x 15'2" (3.35m x 4.62m)

Kitchen-Dining Room

20'8" max x 20'5" (6.30m max x 6.22m)

Utility Room

W.C.

Landing

Bedroom One

11'6" x 16' (3.51m x 4.88m)

En-Suite

Bedroom Two

13'5" max x 11'9" (4.09m max x 3.58m)

Bedroom Three

10'3" x 11'9" (3.12m x 3.58m)

Bedroom Four

7'5" x 11'4" (2.26m x 3.45m)

Bathroom

Exterior

Double Garage

17' x 17'10" (5.18m x 5.44m)

Kitchen Area

W.C.


Storage Space

17'11" x 7'6" (5.46m x 2.29m)



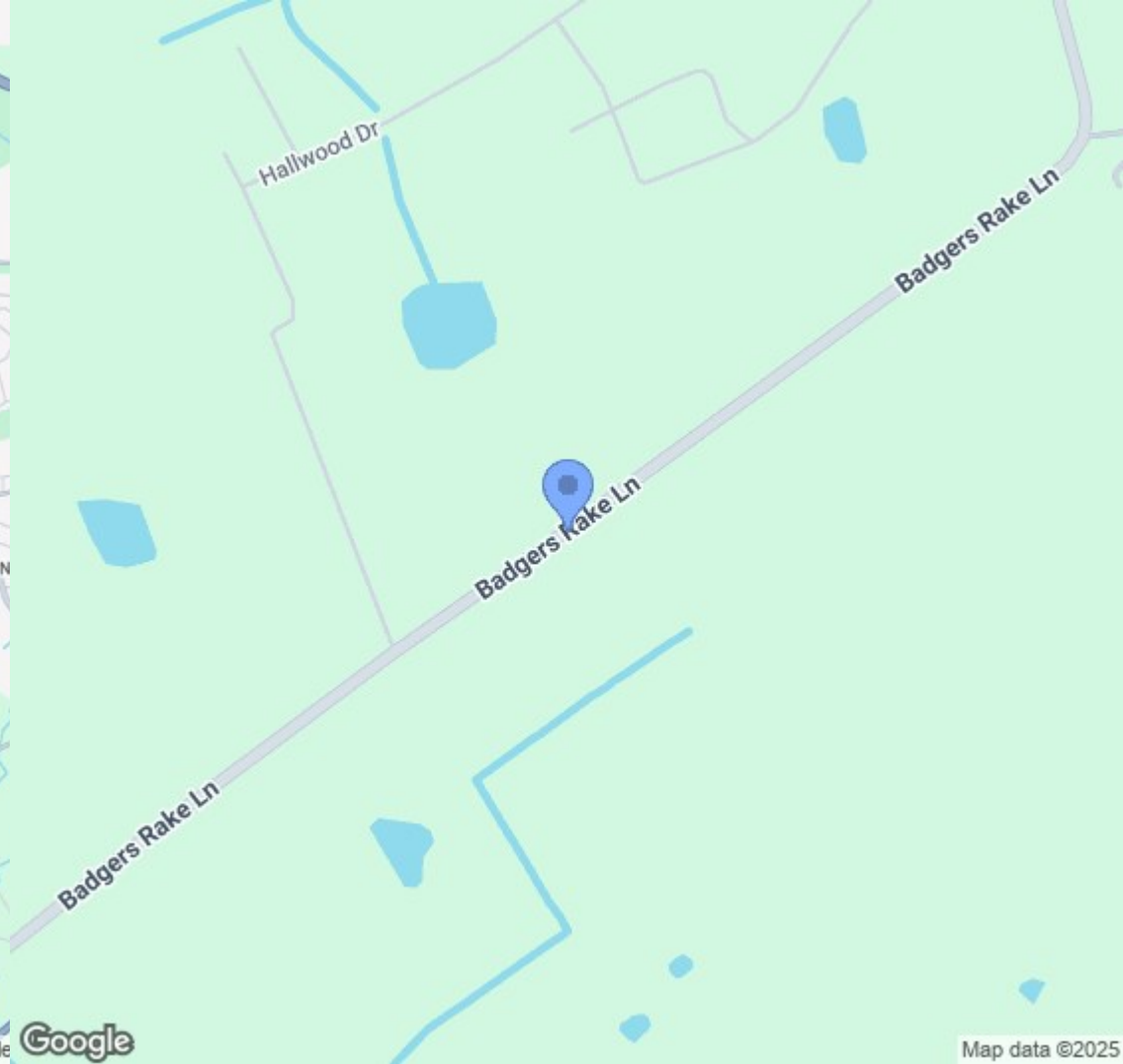
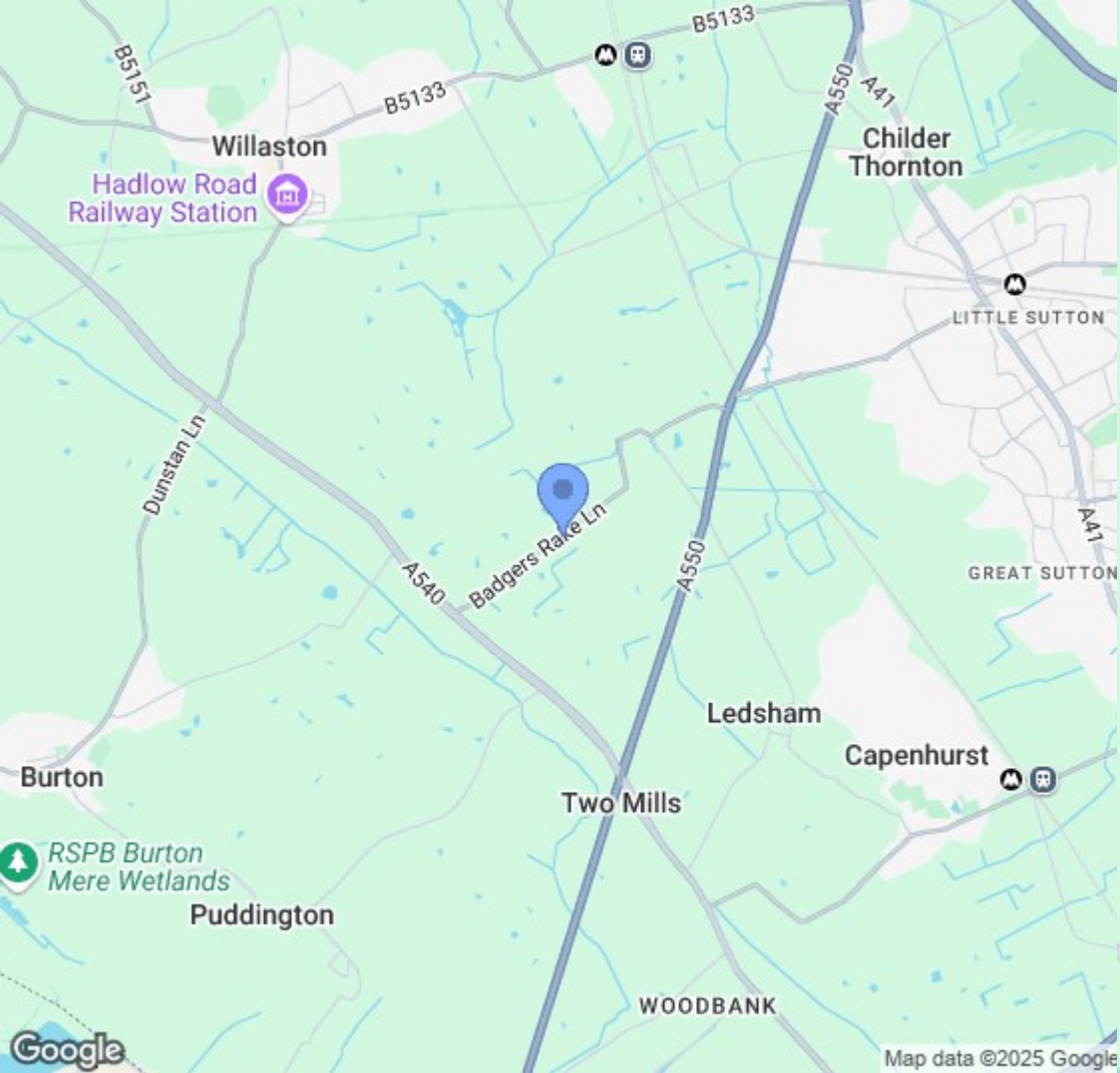


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	60
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 268.1 sq. metres (2885.3 sq. feet)
Quintrel, Badgers Rake Lane, Ledsham, ELLESMERE PORT



Location Map

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