




**Constables**  
SALES & LETTINGS

Orchard Lane

Puddington, Neston

£665,000





The Stables is a remarkable Grade II\* listed building, consisting of just four distinctive properties. Tucked away in the countryside, this exclusive development offers a rare blend of historic charm and modern living.

Upon arrival, a central courtyard extends a warm welcome, setting the tone for the rest of the home. Stepping through the porch into the entrance hall, the L-shaped kitchen lies to the right, spacious enough to accommodate a dining table and chairs. At the far end, an old barn door opens to the outside, enhancing the space with a rustic touch. Directly opposite the entrance hall, the private dining room is bathed in natural light through its elegant long windows, creating an inviting atmosphere. To the left, the lounge showcases the property's character with its exposed ceiling beams, a charming feature that continues throughout the home.

Upstairs, the first floor reveals five well-proportioned bedrooms. The master suite, a true highlight, boasts an ensuite bathroom discreetly accessed through a fitted wardrobe. This serene retreat offers breathtaking views of the Welsh hills and the Dee Estuary. The remaining bedrooms share a stylish three-piece family bathroom, ensuring comfort and convenience for all. At the end of the hallway, an entrance leads to the attic room, a versatile space adaptable for various purposes, whether as an extra bedroom, a home office, or a recreational area.

Beyond the interiors, the property continues to impress with a beautifully maintained garden that features an orchard abundant with fruit trees. This outdoor sanctuary provides a peaceful retreat, ideal for those who appreciate nature. The double garage offers generous storage and presents an opportunity for conversion into a workshop, studio, or additional living space. Combining the charm of countryside living with modern amenities, this development is truly a rare and desirable place to call home.





# Constables

SALES & LETTINGS

- Five Bedroom Character Family Home
- Incredible Views over Farmland and Dee Estuary
- Spacious Rooms
- Exclusive Grade II Listed Development
- Vaulted Ceiling Master Bedroom
- Stunning Walled Garden



### Entrance Hall

### Lounge

24'00 x 13'11 (7.32m x 4.24m)

### Dining Room

17'2 x 11'9 (5.23m x 3.58m)

### Kitchen

24'1 x 15'0 (7.34m x 4.57m)

### W/C

### First Floor

### Master Bedroom

18'0 x 14'0 (5.49m x 4.27m)

### En-suite Bathroom

14'0 x 5'7 (4.27m x 1.70m)

### Second Bedroom

12'0 x 10'2 (3.66m x 3.10m)

### Third Bedroom

12'0 x 8'2 (3.66m x 2.49m)

### Fourth Bedroom

10'10 x 8'0 (3.30m x 2.44m)

### Fifth Bedroom

12'0 x 6'9 (3.66m x 2.06m)

### Family Bathroom

8'0 x 8'0 (2.44m x 2.44m)

### Second Floor

### Attic Entrance

14'5 x 8'0 (4.39m x 2.44m)

### Attic Room

17'0 x 14'5 (5.18m x 4.39m)




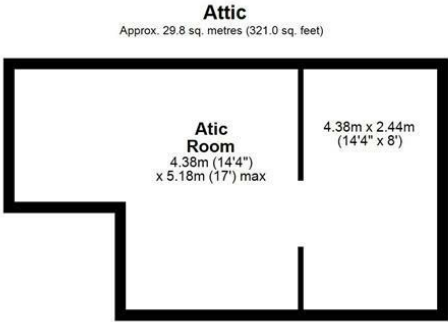
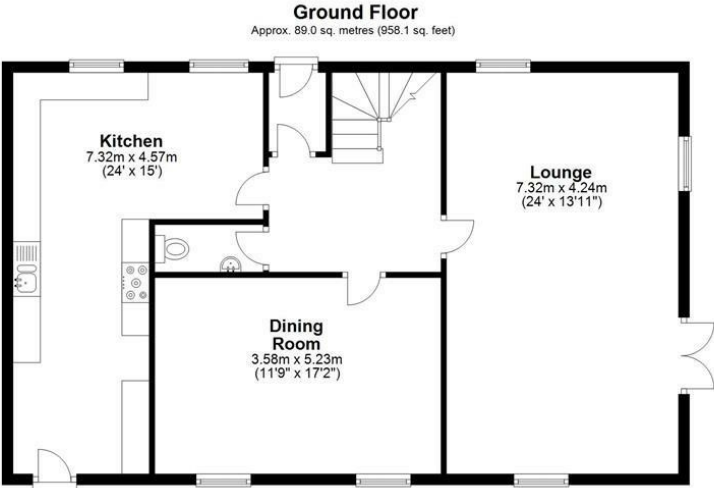
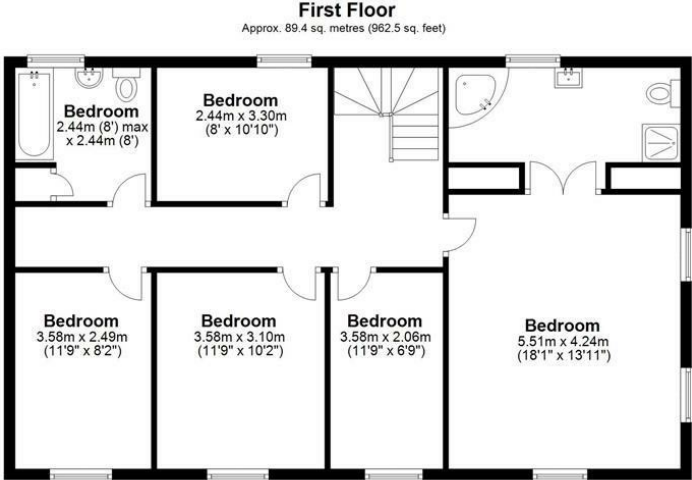






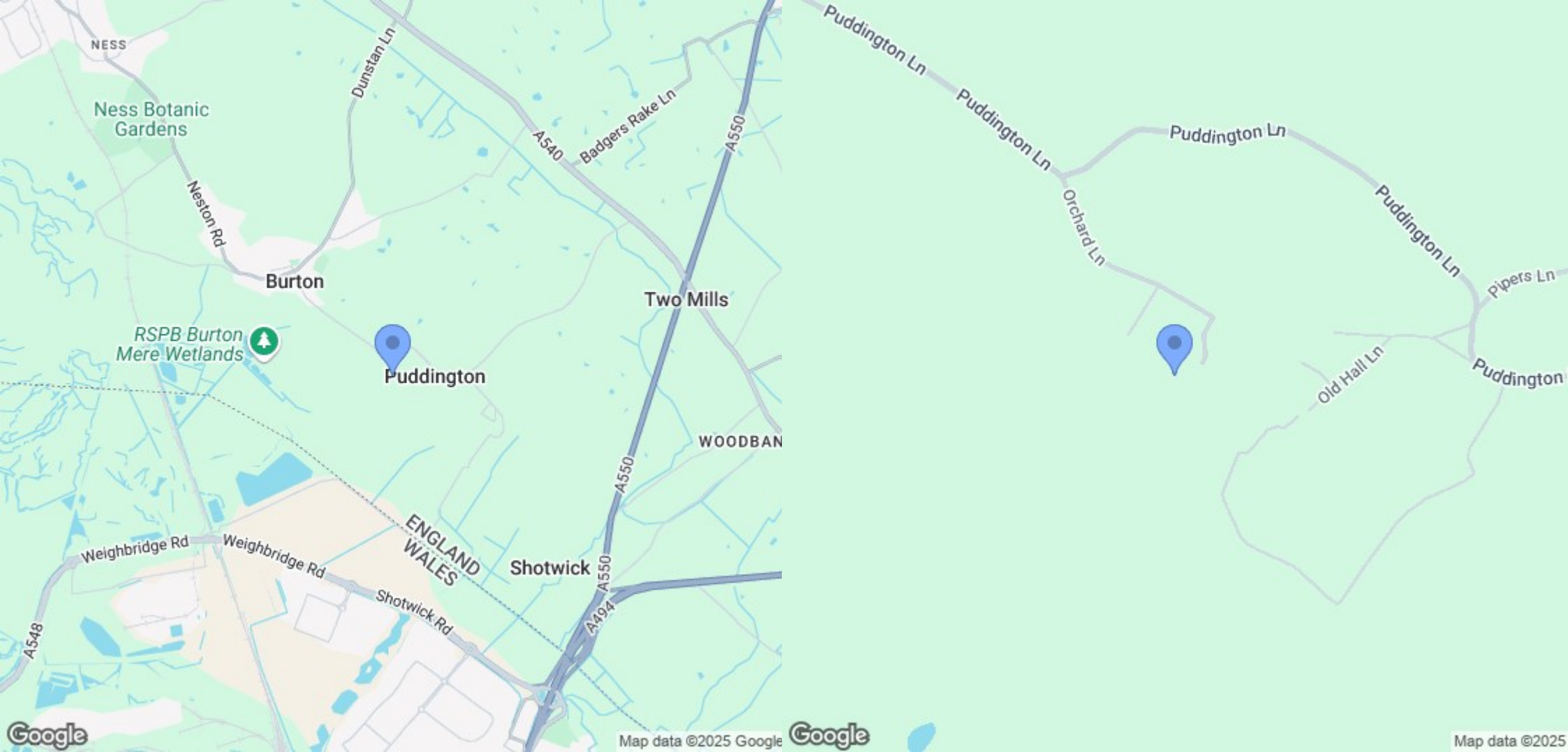
# EPC & Floor Plan

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



Total area: approx. 208.2 sq. metres (2241.5 sq. feet)  
**3 The Stables, Puddington**





## Location Map



# Constables

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