

# DRAFT DETAILS

Constables  
SALES & LETTINGS



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## White Cottage Dunstan Lane

£1,200,000 Offers Over



- MORE PHOTOS TO FOLLOW
- Substantial Detached Property
- 2 Acre Plot (approximately)
- Paddock and Stable Block
- Four Bedrooms
- Three Bathrooms and Steam Room
- Large Entrance Hallway
- Three Reception Rooms
- Utility and Cloakroom
- Double Electric Gated Access, Garage and Substantial Parking

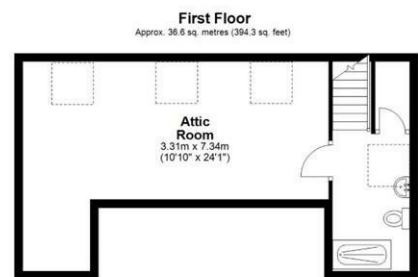
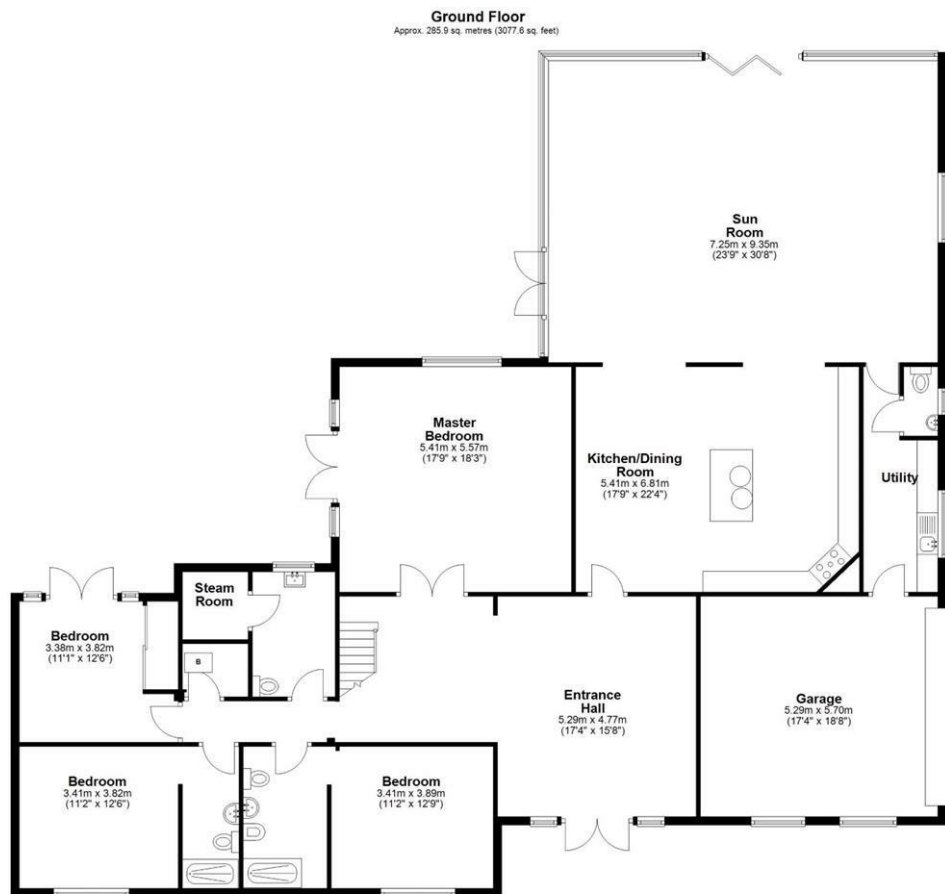
An impressive residence occupying an incredibly private plot spanning approximately 2 acres including paddock and stables. White Cottage is a substantial detached property in a highly sought-after area of Burton, Cheshire and enjoys a tranquil yet accessible location with easy access to commuter links and local amenities.

Electric gated access opens to a long driveway which leads to an integral garage and the attractive property frontage. Offering spacious and versatile accommodation that extends to 3432 square feet, internally you have a grand entrance hallway, lounge, well fitted kitchen-dining room with large orangery off, utility room and cloakroom. The ground floor also boasts three double bedrooms, two with en-suite facilities and there is a family shower room and steam room. To the first floor you have the fourth bedroom and a shower room.

The grounds are a particular feature of this property and are beautifully maintained and landscaped to include sweeping lawn, patio area perfect for entertaining and a delightful open aspect onto rolling farmland. The stables have footings in place to convert into additional accommodation if required, subject to the availability of the relevant permissions, and part of the garden which is now laid to lawn was previously used as a manège.

This is an exciting opportunity to acquire a fantastic property with equestrian facilities in a incredibly desirable location and early viewing is essential.

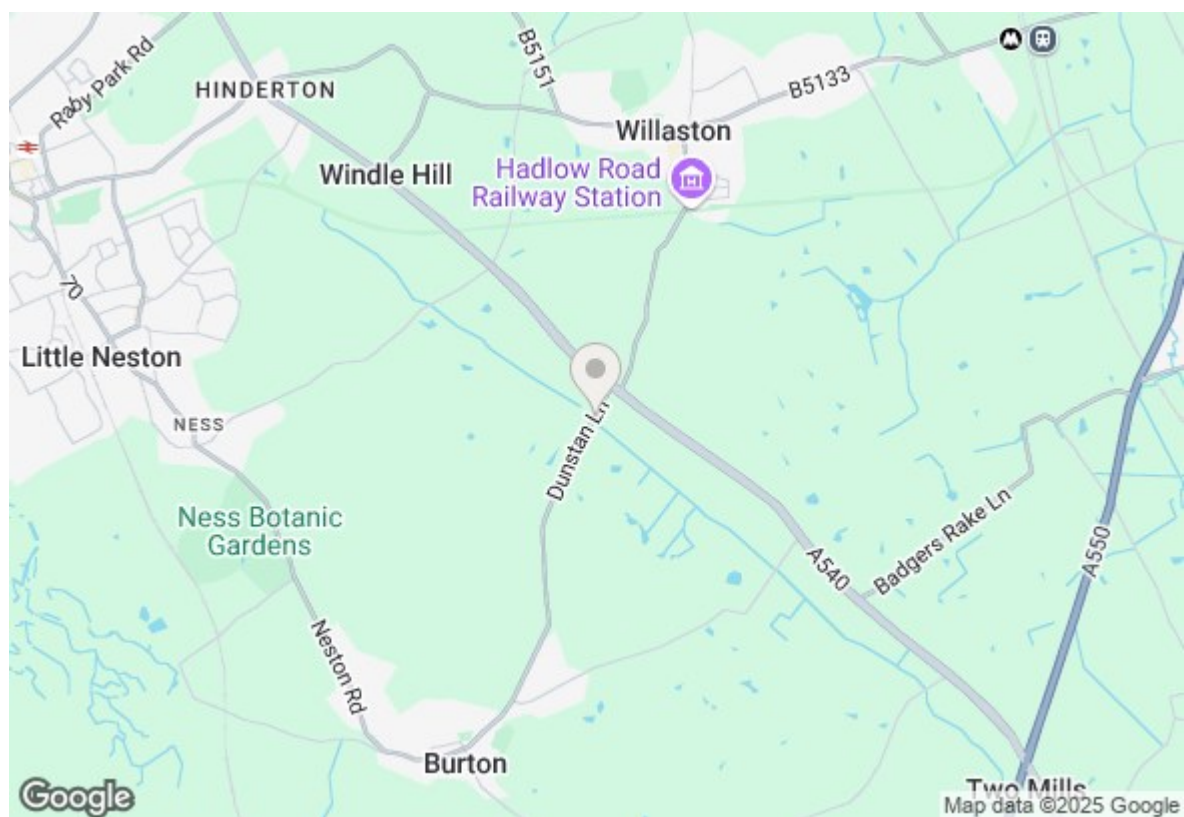
MORE PHOTOS TO FOLLOW



Total area: approx. 322.6 sq. metres (3471.9 sq. feet)  
White Cottage, Dunstan Lane, Burton, NESTON

## 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>                             |         |           |



#### **Location**

White Cottage occupies a highly sought after position on the outskirts of the village of Burton in South Wirral. The property enjoys a semi-rural location that is peaceful yet accessible. The nearby villages of Willaston and Neston provide a range of services for everyday needs including local shops, doctor's and dentist's surgeries and Neston also has 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 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 which is due to hold The Open in 2020. 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 North West. 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.

#### **Entrance Hallway**

17'1" x 16'0"

#### **Lounge**

18'3" x 17'08"

#### **Kitchen-Dining Room**

17'8" x 22'2"

#### **Orangery**

31'3" x 23'9"

#### **Utility Room**

11'9" x 5'9"

#### **Cloakroom**

#### **Inner Hallway**

#### **Master Bedroom**

12'11" x 11'6"

#### **En-suite One**

11'6" x 6'7"

#### **Bedroom Two**

12'1" x 11'6"

#### **En-suite Two**

11'6" x 4'5"

#### **Bedroom Three**

13'9" x 11'9"

#### **Steam Room**

9'10" x 6'4"

#### **Landing**

#### **Bedroom Four**

24'1" max x 16'11" max

#### **Shower Room**

11' 3" x 5' 6"

#### **Garage**

19'11" x 17'3"

#### **Stable Block**















