



Constables
SALES & LETTINGS

Mill Lane

Willaston, Neston

£1,100,000

An Exceptional Village Residence in Willaston, Cheshire.

Occupying a prime position on one of Willaston's most desirable roads, Montrose is a distinguished detached home of remarkable presence, set discreetly within mature grounds of approximately two-thirds of an acre.

Approached via a played entrance, there is a large gravel driveway flanked by established lawns and sheltered from the road by mature trees. The driveway leads to a double garage, parking and turning area. To the rear, the gardens are a true highlight, offering a large paved and stone terrace for outdoor dining and entertaining, expansive lawns, woodland, a natural pond, and an array of mature planting – creating a setting of exceptional privacy and tranquillity.

The interiors are both elegant and versatile, perfectly suited to modern living. A generous entrance hall with the original staircase provides an impressive welcome. At the heart of the home is a bespoke kitchen with breakfast island, flowing into a garden-facing sitting area. Double doors open to a substantial family room incorporating dining and snug areas, centred around a wood-burning stove. In addition, there is a formal lounge with feature fireplace, drawing room/study, and a games room, together with a utility room and cloakroom.

The first floor offers four well-proportioned double bedrooms. The principal suite includes fitted wardrobes and an en-suite shower room, while the remaining bedrooms are served by a family bathroom and separate W.C. There is potential to extend into the roof space, subject to consents.

Discreetly positioned yet just a short walk from Willaston village amenities, Montrose combines privacy, convenience, and timeless appeal. Properties of this calibre are seldom available, and early viewing is strongly advised.

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- Imposing Detached Residence
- Four Double Bedrooms
- Lounge, Drawing Room, and Games Room
- Large Established and Private Plot
- Two Bathrooms
- Utility, Cloakroom

- Willaston Village Location
- Large Kitchen-Living Space and Family Room
- Large Driveway and Double Gragae

Location

The property is located in a highly sought after area and is situated within walking distance of the sought after village of Willaston which provides a comprehensive range of local services for everyday needs including convenience store, café, deli, bakery, two village pubs, doctor and dentist surgeries and a primary school.

Heswall and Neston are the nearest towns which provide a wider choice of shopping together with high street banks and supermarkets. The property is also conveniently placed for Chester and Liverpool which offer a wide range of shopping, schooling and leisure facilities.

There is a well-regarded primary school in Willaston together with several grammar schools in Wirral including West Kirby, Calday and Wirral complemented by various independent schools nearby including Birkenhead and The Firs

and Kings and Queen's schools in Chester.

On the recreational front there is a variety of sporting activities in the area including sailing and windsurfing on the Marine Lake and Dee Estuary, golf clubs at Caldy, Heswall and Royal Liverpool at Hoylake. Rugby at Caldy and on the edge of Thornton Hough and The Neston Club offers cricket, hockey, tennis and squash.

Communications

The property benefits from excellent road communications being 3 miles from the M53 motorway which provides fast access to Liverpool and Chester and connects with the national motorway network including the M56 for travel to Manchester. There is a rail link from Hooton and Eastham Rake to Liverpool & Chester from which there is a sub 2hr intercity service to London Euston and both Liverpool

and Manchester are served with international airports. Approximate distances: Chester 10 miles. Liverpool 10 Miles. Manchester 43 miles.

Accommodation

Entrance Hallway

27'8" x 13'5" (8.43m x 4.09m)

Cloakroom

Formal Lounge

15'6" x 13'10" (4.72m x 4.22m)

Games Room

24'4" x 13'6" (7.42m x 4.11m)

Drawing Room/Study

15' x 13'5" (4.57m x 4.09m)

Family Room

21'9" x 18'10" (overall) (6.63m x 5.74m (overall))

Kitchen

21'9" x 14'10" (6.63m x 4.52m)

Sitting Room

12' x 9'10" (3.66m x 3.00m)

Utility Room

9'10" x 6' (3.00m x 1.83m)

Landing

Bedroom One

18' x 14'11" (5.49m x 4.55m)

Bedroom Two

15' x 13'6" (4.57m x 4.11m)

Bedroom Three

13'10" x 12'11" (4.22m x 3.94m)

Bedroom Four

13'2" x 13'2" (4.01m x 4.01m)

Bathroom

10'5" x 7'7" (3.18m x 2.31m)

W.C.

Garage

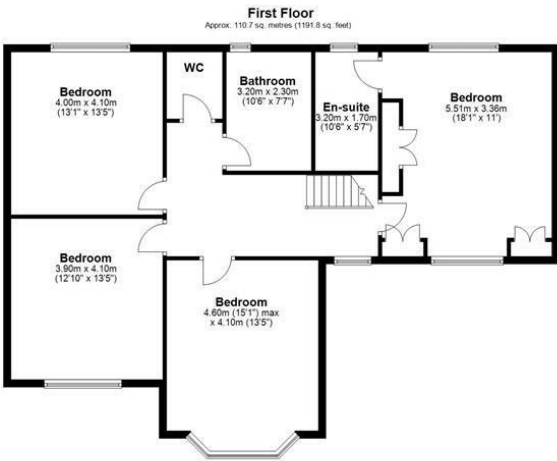
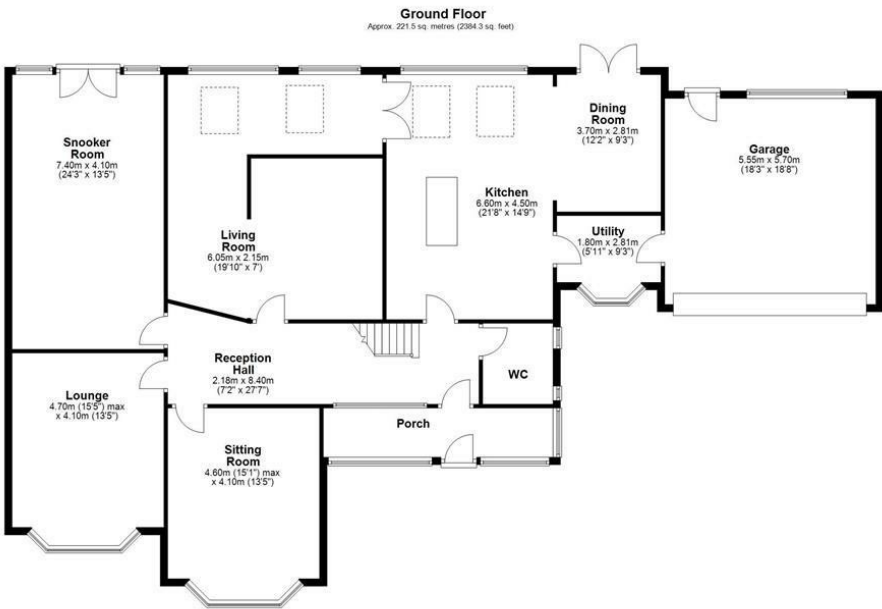
approx 18'10" x 18'6" (approx 5.74m x 5.64m)



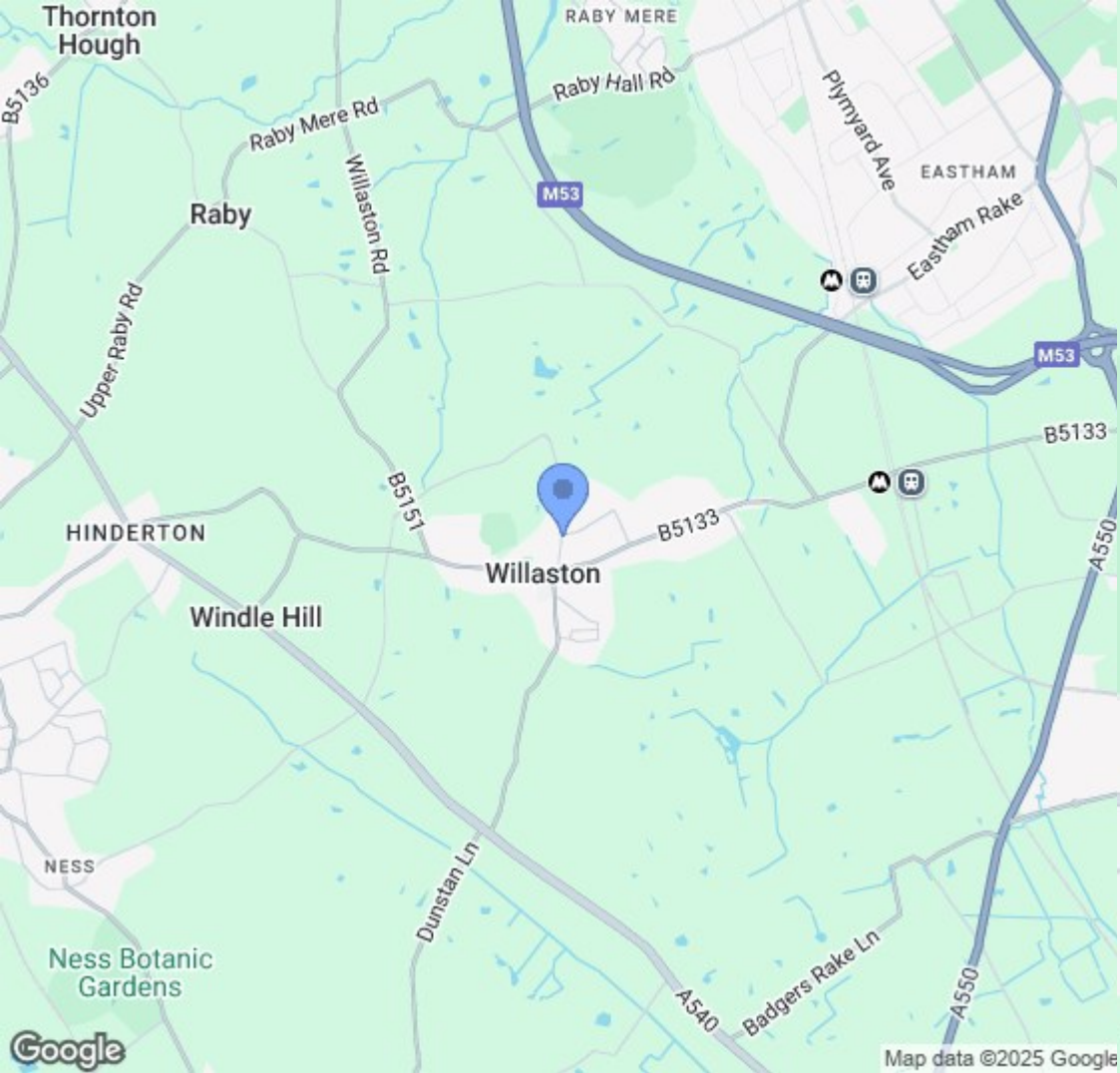


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 332.2 sq. metres (3576.0 sq. feet)
Montrose, Mill Lane, WILLASTON



Location Map

Constables

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