

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



## 3 Farrier's Meadow Neston

**£3,000 Per Month Per Month**



- Exclusive Gated Development in Willaston Village
- Brand New Luxury Detached Property
- Approx. 1550sq Ft (144 sq m)
- Four Double Bedrooms
- Three Bathrooms
- Open Plan Living Space & Separate Lounge
- Surrounded by Countryside
- Garage & EV Charging Point
- Unfurnished
- EPC rating B+ (86)

A fantastic opportunity to let this impressive brand new build detached home. The property is located in Farriers Meadow, Willaston, and exclusive gated development of just six executive homes surrounded by countryside and within walking distance to the village.

The property has never been occupied and provides incredibly spacious accommodation that is finished to an exceptional standard with the highest quality fixtures and finishes throughout.

The accommodation is unfurnished and comprises; entrance hallway with cloakroom, large separate lounge, and an impressive open-plan kitchen living space with breakfast island, fully integrates appliances and bi-folding doors leading out to the garden. The ground floor accommodation is completed with a useful utility room.

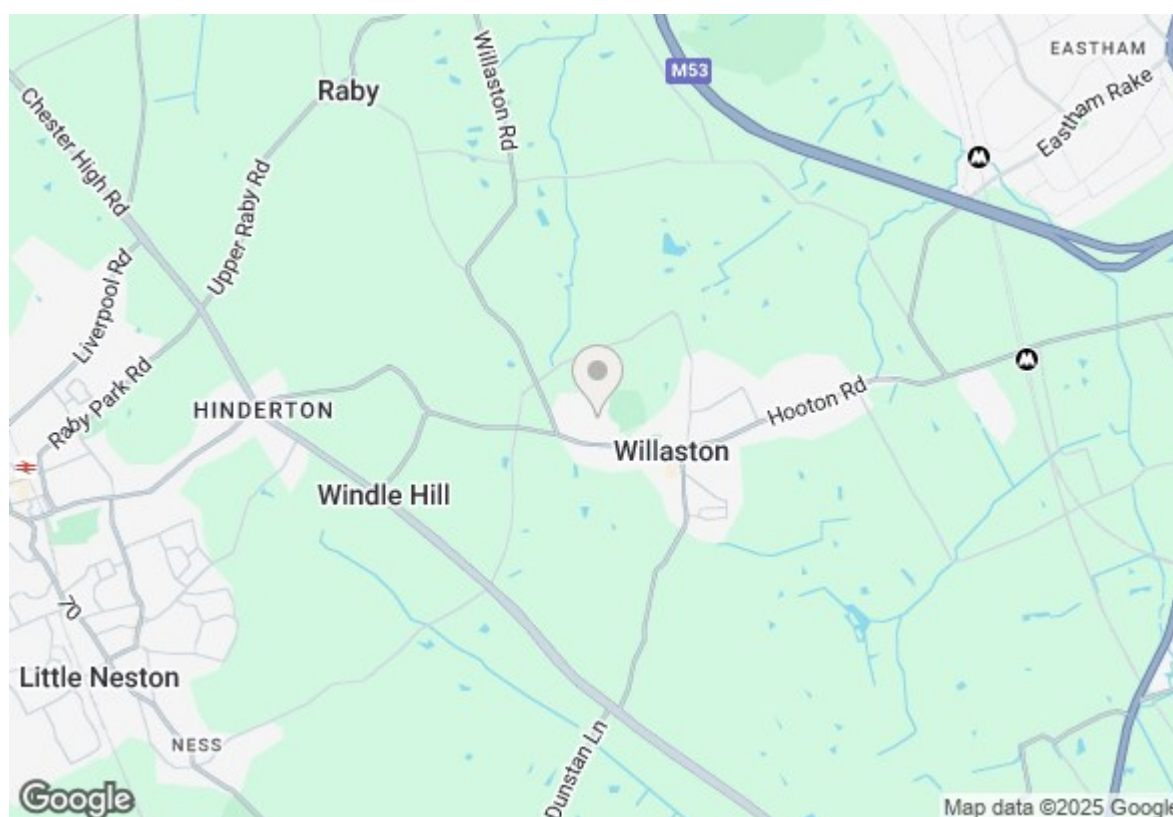
On the first floor there are four double bedrooms and three bathrooms, two of which are en-suite. The master bedroom has an impressive vaulted ceiling and the second bedroom has double doors opening to a Juliet balcony that overlooks countryside. Externally there is an enclosed garden with lawn and patio. At the front there is a driveway, electric vehicle charging point and garage with electric roller shutter.

This stunning home must be seen to be appreciated. Early viewing essential,



# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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**  
Willaston is a charming country village, having a vibrant community with a population of approx. 4,900 - centred around a traditional village green. This bustling village is well served - offering diverse range of shops, including a spar, cafe, pharmacy, hair salon, artisan bakery, florist, gift shop, dog grooming, leisure facilities and a children's playground. Other community facilities include a doctors surgery, dental practice, church, primary school, two public houses and a physiotherapist. The nearby Wirral Country Park offers fantastic opportunities for walking and horse riding.

The town of Neston is within 3 miles of the property and provides local services for everyday needs with shops, supermarkets, pubs, restaurants, doctors and dentist surgeries and a train station. Chester and Liverpool are both about 10 miles away which offer a wide range of shopping, schooling and leisure facilities.

On the recreational front there is a wide selection of sporting facilities nearby including the well-known Parkgate Club which also offers tennis and hockey, rugby club at Clatterbridge and several golf courses locally including Royal Liverpool and Heswall.

Schooling is well catered for with primary schools in Neston, Willaston, Thornton Hough and Heswall and a choice of both state and private secondary schools nearby including West Kirby Grammar, Calday Grammar, Birkenhead and The King's and Queen's Schools in Chester.

The property benefits from excellent road communications with the A540 Parkgate Road providing fast access to Chester and the M56 motorway. Liverpool and Chester are both within easy commuting distance as is Manchester via the M56. For travel further afield there is a 2 hour inter-city rail service from Chester to London Euston via Crewe with a link from Hooton, and there are international airports at both Liverpool and Manchester.

**Accommodation**

**Entrance Hallway**

**Cloakroom**  
2'112 x 5'5"

**Living Room**  
12' into bay x 15'

**Open Plan Kitchen-Living-Dining Room**  
20'1" x 14'8" + 10'2" x 13'4"

**Utility Room**

**Landing**  
  
**Bedroom One**  
16'1" x 11'11"  
  
**En-suite**  
5'5" x 8'3"  
  
**Bedroom Two**  
9'10" x 14'8"  
  
**En-Suite**  
9' x 2'10"  
  
**Bedroom Three**  
20' x 10'3"  
  
**Bedroom Four**  
7'10" x 12'11"  
  
**Bathroom**  
9'11" x 6'8"  
  
**Integral Garage**





