



**GREENWOOD FARMHOUSE,
BURTON, NESTON**

J. Bradburne Price & CO
~ EST. 1902 ~
~ CHARTERED SURVEYORS ~ AUCTIONEERS ~
~ VALUERS & ESTATE AGENTS ~

GREENWOOD FARMHOUSE, THE VILLAGE, BURTON, NESTON, WIRRAL, CH64 5TQ

DETACHED FOUR BEDROOMED MODERN FARMHOUSE WITH EXCEPTIONAL VIEWS

VERSATILE ACCOMMODATION

DESIGNED TO MAXIMISE SETTING AND LOCATION

PRIVATE BUT ACCESSIBLE SOUGHT AFTER LOCATION ON EDGE OF BURTON VILLAGE

LARGE PLOT WITH MATURE GARDENS, CAR PARKING, GARAGE AND POTENTIAL TO ACQUIRE
ADJOINING PADDOCK

VIEWING HIGHLY RECOMMENDED

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Greenwood Farmhouse offers an exceptionally rare opportunity to acquire a detached 4 bedroomed property occupying a rural setting yet being a stones throw away from the centre of the popular village of Burton, Wirral. The property was built in the early 1960s designed to maximise its setting and location, with the majority of rooms having far reaching views across the Dee Estuary and to the Clwydian Hills. The property is situated on the outskirts of the small village of Burton on the southwestern side of the Wirral Peninsular, which is a highly sought after residential locality boasting a vibrant community with C of E Primary School, Church, Village Hall with Tennis, Bowls and Playpark, National Trust woodland and RSPB Reserve and a number of Listed properties within a conservation area. Nearby are the popular towns of Neston, Willaston and Heswall offering a wide array of retail, recreational, commercial services and facilities whilst nearby are the cities of Chester and Liverpool, providing additional facilities, tourism and employment both of which are within easy travelling distance. There are local railway connections at Neston with direct mainline connections at Liverpool and Chester. The property is approached via a private access through sandstone pillars which leads to the rear of the property with car parking for several vehicles, well screened and shaded grounds to the rear and open aspects to the front. Constructed of brick elevations beneath a tiled roof the deceptively spacious accommodation is shown on the attached floor plan and is designed to benefit from its setting with large features windows to the majority of rooms and briefly includes:-

RECEPTION HALL

with open tread stairs and feature window leading to

KITCHEN/DINER 27'9" x 11'5" (8.46m x 3.47m)

With fully fitted units and dining area. Tiled floor.

DINING ROOM 14'1" x 14' (4.3m x 4.27m)

LOUNGE 20'10" x 14'10" (6.35m x 4.53m)

Open fireplace in stone surround, doors through to Dining Room. External patio doors.

UTILITY 7'9" X 7'3" (2.37m x 2.20m)

CLOAKROOM

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FIRST FLOOR

LANDING

Leading to

BEDROOM ONE – 15' x 11'9 (4.58m x 9.3m)

With En-suite Bathroom and fitted wardrobes.

BEDROOM TWO – 15'1" x 10'5 (4.59m x 3.7m)

BEDROOM THREE – 15' x 10'8 (4.58m x 3.25m)

Fitted wardrobes

BEDROOM FOUR – 14'2" X 11'8" (4.33m x 3.56m Max).

FAMILY SHOWER ROOM

OUTSIDE

Established gardens including vegetable patch and garage 20'8" x 15'2". The grounds extend to 0.3 acres or thereabouts with potential to acquire an adjoining paddock (See Para "Additional Land").

TENURE

Freehold with vacant possession

EPC Rating E

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DIRECTIONS

From the centre of Burton proceed through the gateway marked Greenwood Farm situated adjacent to Burton Hall after approximately 100m proceed straight on at the right hand bend of the private roadway which leads into the property. Postcode CH64 5TQ

WHAT3WORDS afflict.waggled.burn

SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating.

COUNCIL TAX

Cheshire West & Chester Council Band F

ADDITIONAL LAND

The adjoining paddock shown on the enclosed plan and extending to 0.6 acres or thereabouts is being offered for sale as part of Lot 1 Greenwood Farm, Burton though may be available to be purchased in conjunction with Greenwood Farmhouse subject to agreement on terms and conditions.

EASEMENT, WAYLEAVES, PUBLIC & PRIVATE RIGHTS OF WAY

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons or other easements, restrictions, or obligations whether or not the same are described in these particulars or contract of sale.

SALE PARTICULARS & PLANS

The plans and schedule of land is based on the Ordnance Survey. These particulars and plans are believed to be correct, but neither the vendor nor the agents shall be held liable for any error or mis-statement, fault or defect in the particulars and plans, neither shall such error, mis-statement, fault or defect annul the sale. The purchasers will be deemed to have inspected the property and satisfied themselves as to the condition and circumstances thereof.

VIEWING

Strictly by appointment through the agents office.

MONEY LAUNDERING

The purchaser will be required to provide verification documents for identity and address purposes and will be notified of acceptable documents at the point of sale.

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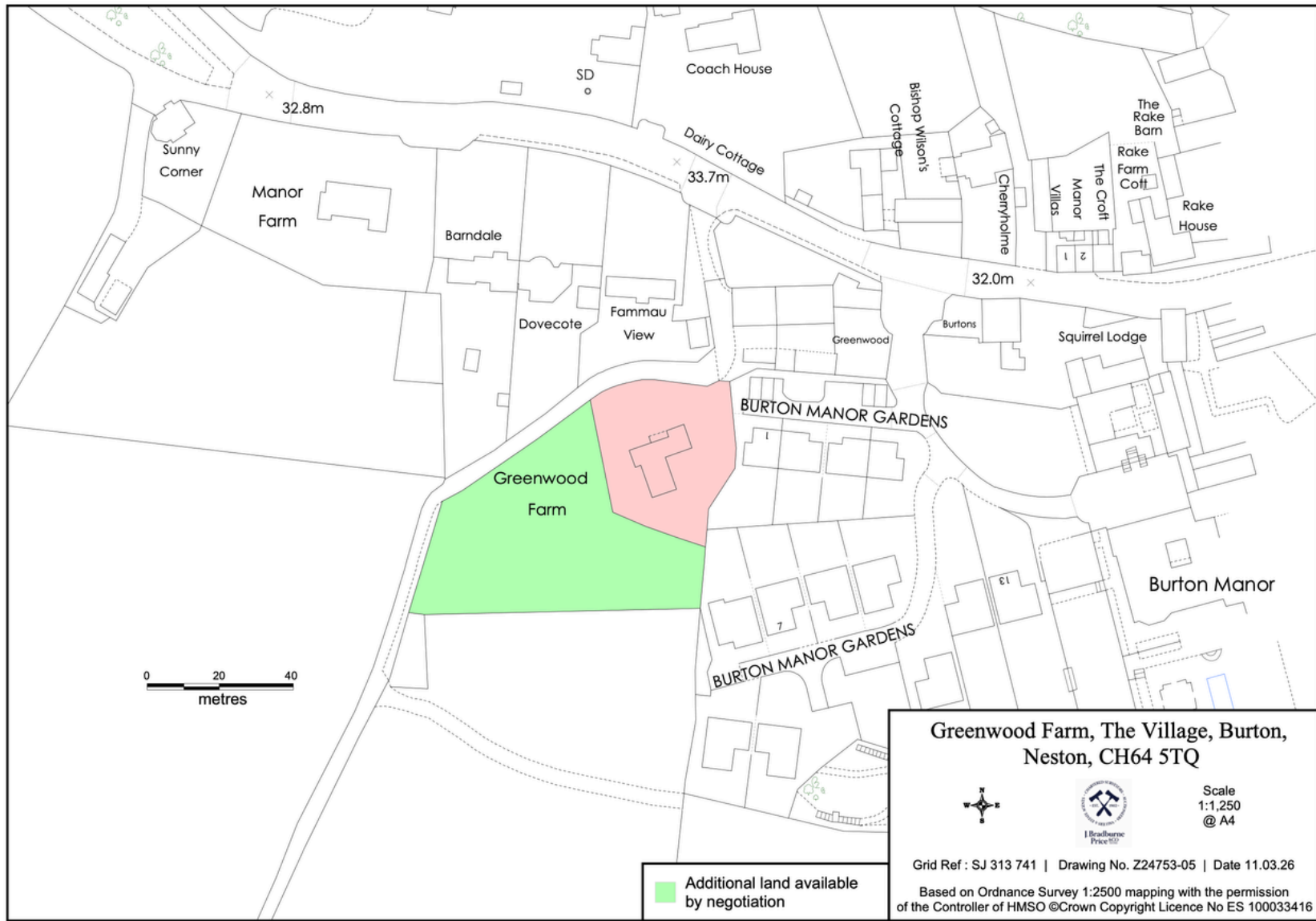


This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
 Drawing No. Z24753-04 Date 25.02.26

Greenwood Farm - Location
 Scale 1:50,000 @ A3



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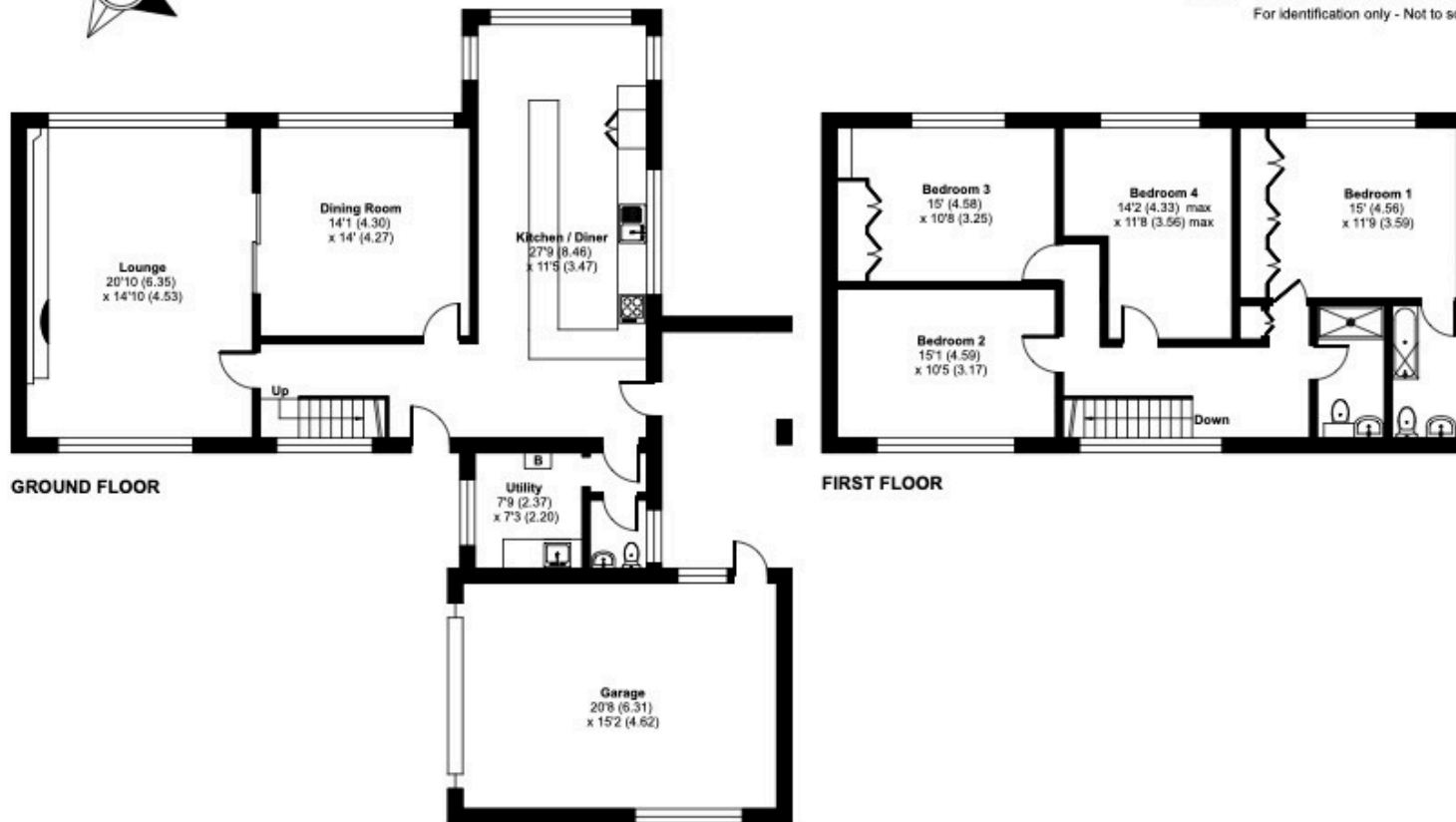
Greenwood Farmhouse


Approximate Area = 1916 sq ft / 178 sq m

Garage = 320 sq ft / 29.7 sq m

Total = 2236 sq ft / 207.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © hocom 2026. Produced for J Bradburne Price & Co. REF: 141B140

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