Constables
SALES & LETTINGS

The Village

Burton, Burton

£500,000

GUIDE PRICE £500,000 - £550,000.
Set discreetly within the heart of Burton, one of Cheshire's most sought-after villages, this exceptional Grade II-listed detached cottage dates from around 1590 and has undergone a remarkable restoration. The result is a home of rare integrity; its rich architectural heritage carefully preserved and thoughtfully reinterpreted for contemporary living.

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- Grade II-listed detached cottage dating from circa 1590, beautifully restored throughout
- Bespoke hand-built kitchen with solid oak worktops.
- Three generous double bedrooms and a luxurious bathroom with underfloor heating
- Located in the heart of the highly desirable village of Burton, Cheshire.
- Dining space with heritage-style bi-fold doors to the courtyard.
- Private Indian sandstone courtyard garden, alongside new plumbing, electrics and insulated roof.
- Exceptional blend of original period features and carefully considered contemporary design.
- Characterful living room with original flooring, reclaimed Welsh chapel hearth and 10kW wood-burning stove
- No Onward Chain

Property Description

Behind its characterful façade, original sandstone has been painstakingly revealed and restored before being traditionally re-rendered, while refurbished Crittall windows provide a subtle contemporary counterpoint. The house unfolds across beautifully considered interiors where centuries-old craftsmanship sits comfortably alongside bespoke joinery, carefully selected materials and modern conveniences.

Entry is via a welcoming vestibule that opens into the principal living room, a wonderfully atmospheric space defined by original quarry-style flooring and exposed period detailing. At its centre, a 10kW wood-burning stove is set within an extraordinary reclaimed chapel hearth sourced from Wales, creating a natural focal point and reinforcing the home's deep connection to its past.

Beyond the lounge is a thoughtfully designed extended kitchen and dining space. Hand-built cabinetry, finished in a soft blush hue, is paired with solid oak work surfaces, while a range of integrated appliances has been seamlessly incorporated. A traditional double Belfast sink anchors the room, and a shelved cellar below provides practical storage for provisions and wine.

The kitchen flows naturally into the dining area, where bespoke panelling and a built-in heated bench create a warm and sociable setting. Heritage-style bi-fold doors, designed to echo the proportions and character of the original fenestration, open directly onto the courtyard garden, drawing light deep into the plan and establishing a seamless relationship between inside and out.

The first floor is arranged around three generously proportioned bedrooms, each characterised by an abundance of natural light and carefully considered decoration. Original features have been retained wherever possible, while new carpeting and subtle contemporary finishes provide comfort and cohesion throughout.

A beautifully executed family bathroom serves the upper floor. Illuminated by twin rooflights, the space combines traditional detailing with modern luxury. Underfloor heating runs beneath the floor, while antique brass fittings, a drench shower, bespoke vanity unit and richly coloured tiling create a calm, spa-like atmosphere.

Outside, a private courtyard garden has been designed as an extension of the living spaces. Finished with Indian sandstone paving and enclosed by timber screening, it provides a sheltered setting for dining and entertaining. Thoughtfully integrated lighting and sustainable drainage further enhance the space.

The restoration has extended far beyond aesthetics. The property benefits from a comprehensive programme of improvements, including a new electrical installation, entirely renewed plumbing with a pressurised Megaflow system, and a recently replaced roof incorporating modern insulation standards.

Steeped in over four centuries of history yet perfectly attuned to modern life, this is an increasingly rare example of a period home restored with both sensitivity and imagination. Its position within Burton, surrounded by open countryside yet within easy reach of Chester, further enhances its appeal.

Location

Rose Cottage is situated in the heart of Burton Village which is regarded as one of the most popular villages in South Wirral, Cheshire. Burton Village itself offers an attractive church, village hall, cricket & tennis club and small coffee shop with the larger towns of Neston and Heswall approximately 3 and 7 miles distant respectively which offer a full range of services including high street banks, retailers and supermarkets. From Burton there are many scenic walks and footpaths with National Trust Woodland close by. Rose Cottage is accessible for all areas of commerce throughout the North West being within daily travelling distance of Chester, Liverpool & Manchester.

On the recreational front the Wirral is home to several golf courses notably Royal Liverpool at Hoylake, Caldy and Heswall. There is a leisure centre on the edge of Neston, sailing on the Dee Estuary and marine lake at West Kirby and hockey, tennis, squash and cricket available at Neston Cricket Club. Schooling is well catered for in the area with primary schools in Burton, Willaston & Thornton Hough and grammar schools including Caldy & West Kirby; Complemented by several independent schools nearby including The Kings & Queens Schools in Chester and Birkenhead School.

Communications

The property benefits from good road communications being within a short distance of the Chester High Road allowing for access across the Wirral and to Chester & North Wales. For travel further afield there is a 2hr inter-city rail service from Chester to London Euston via Crewe with a link from Hooton which also offers a service into Liverpool Lime Street and Chester. For international travel both Liverpool and Manchester are served by international airports being 22 & 36 miles respectively

Vestibule Entrance

Lounge
12'10" x 17'9" (3.92m x 5.42m)

Inner Hallway

Kitchen
11'3" x 10'4" (3.45m x 3.15m)

Dining Room
7'8" x 9'9" (2.36m x 2.98m)

Landing

Bedroom One
11'4" x 10'11" (3.46m x 3.34m)

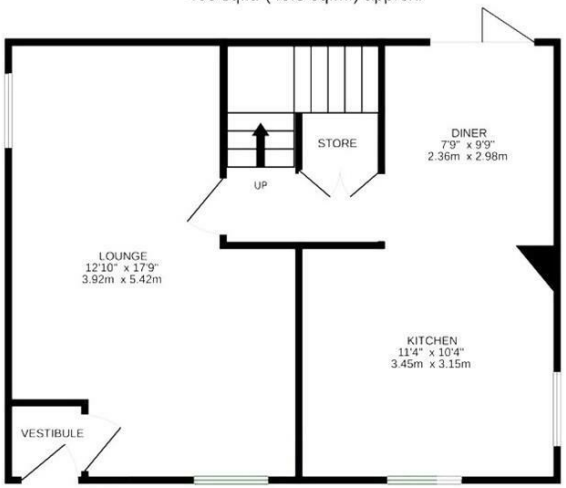
Bedroom Two
12'6" x 12'0" (3.83m x 3.66m)

Bedroom Three
9'6" x 9'0" (2.91m x 2.75m)

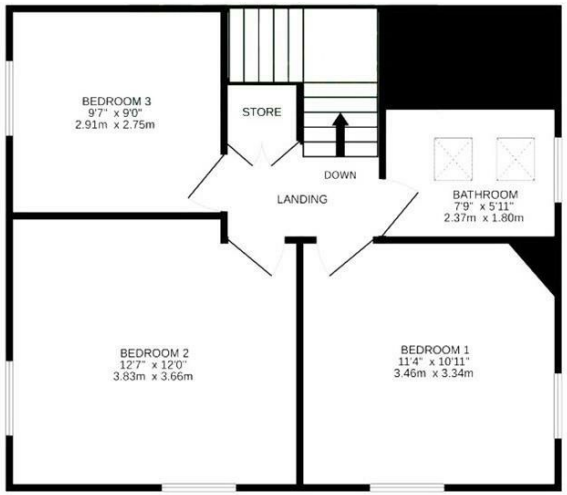
Bathroom
7'9" x 5'10" (2.37m x 1.80m)

EPC & Floor Plan

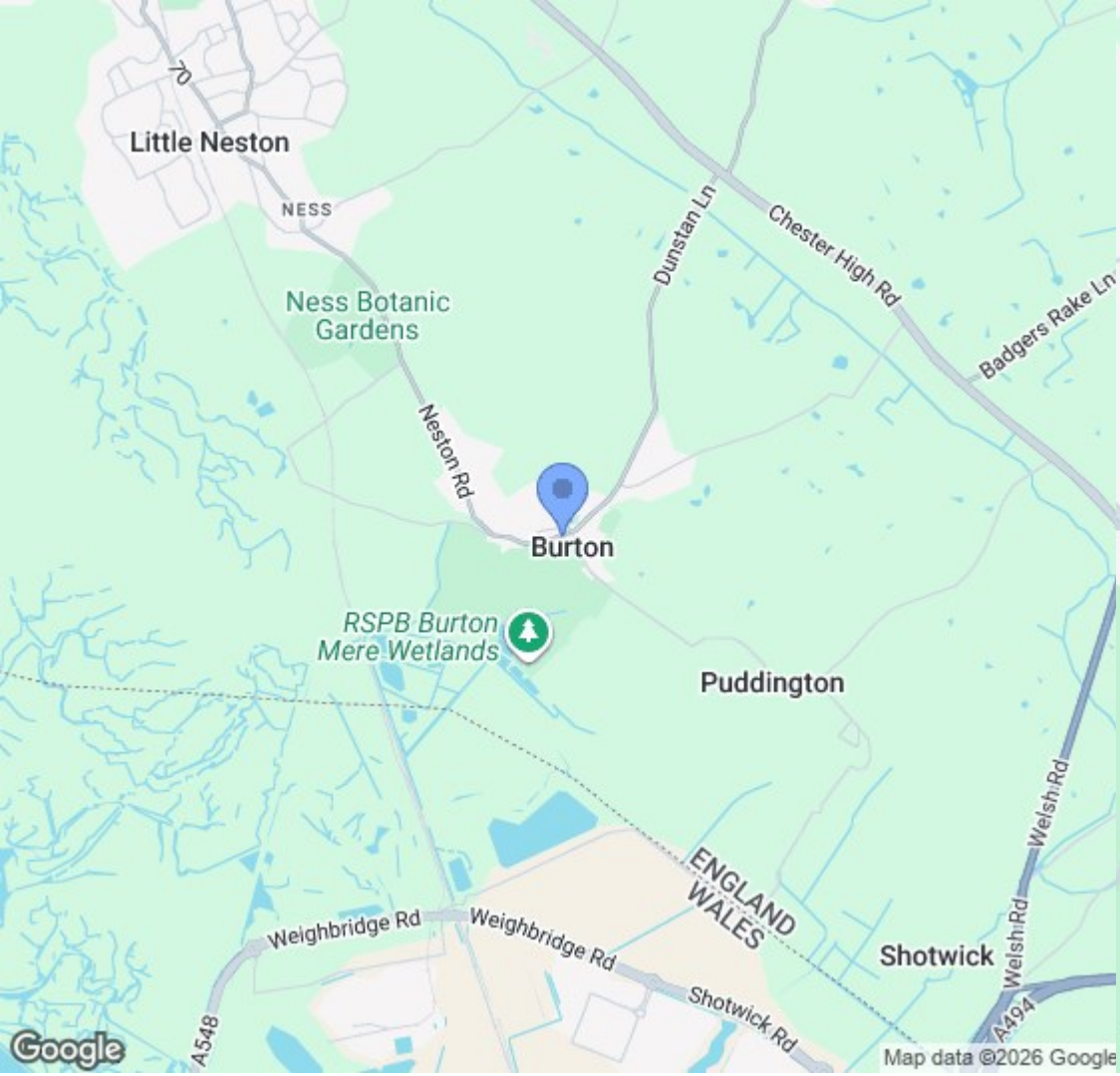
GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.

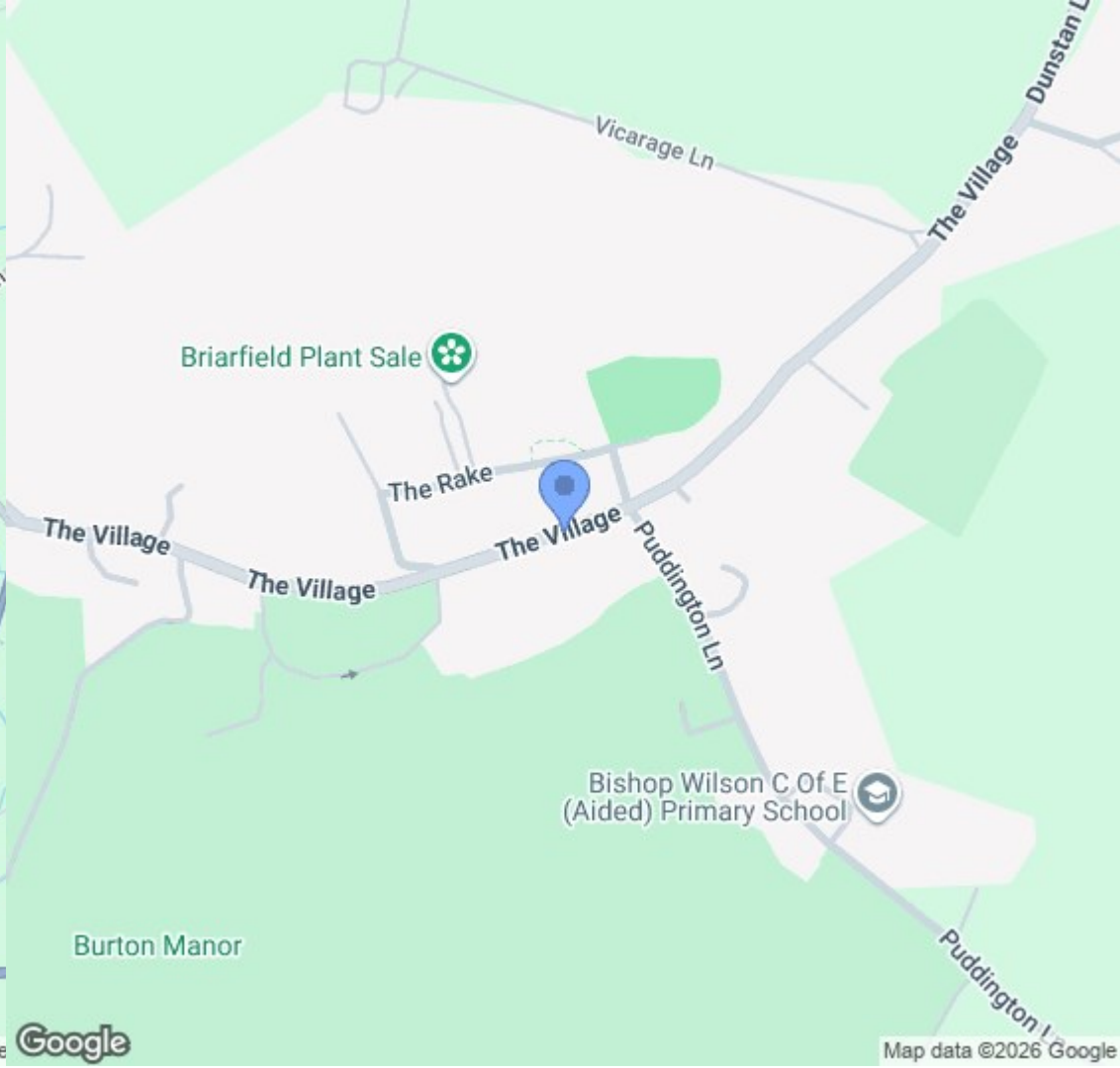


1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.0 sq.m.) approx.





Location Map

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