





Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, ommission or mis-statement.The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or effiency can be given.
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HEWITT ADAMS
ESTATE & LETTING AGENTS



The Lydiate Farm, Heswall, Wirral CH60 8QN

Offers Over £650,000

4 Bedroom | 2 Reception | 3 Bathroom | C

Exceptional Four-Bedroom Cottage in Lower Heswall - Spectacular Estuary Views - Immaculately Presented -No Onward Chain

Hewitt Adams is delighted to present this exceptional four-bedroom cottage, enviably positioned within the highly regarded Lydiate Farm development in Lower Heswall and enjoying truly spectacular, far-reaching views across the Dee Estuary.

Immaculately presented throughout, this beautiful home offers generous and versatile accommodation arranged over three floors, combining the charm of its cottage setting with the space and flexibility required for modern living. A defining feature is undoubtedly the remarkable outlook, with stunning estuary views enjoyed from all four bedrooms, the lounge, dining room and garden.

The accommodation comprises a welcoming entrance hall, cloakroom/WC, well-appointed kitchen with adjoining utility room, spacious lounge and dining room. To the first floor are two well-proportioned bedrooms, including one with en-suite facilities, together with a family bathroom. The second floor offers a further two double bedrooms and contemporary shower room.

The setting is equally impressive. Lower Heswall is one of the Wirral's most charming locations, offering a delightful village atmosphere with a café, local store, hairdressers and church close at hand. Heswall centre is also within easy reach, providing an excellent selection of restaurants, cafés, bars, shops and supermarkets, while families are well catered for with a number of highly regarded primary and secondary schools, including the area's renowned grammar schools.

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Front Entrance
Into;

Hall
Wooden flooring, radiator

Kitchen
11'0" x 11'9" (3.37 x 3.6)
Fitted walls and base units, granite worktops, inset sink, tiled floor, integrated high-end appliances, double glazed window, radiator

W.C
W.C, wash hand basin

Lounge
15'1" x 28'10" (4.6 x 8.8)
Wooden flooring, radiator, power points, double glazed doors out to the garden, TV point, power points

Dining Room
11'9" x 11'1" (3.6 x 3.4)
Wooden flooring, double glazed window, radiator, power points

Uitlity
Tiled floor, inset sink, space for American fridge freezer, tiled floor, double glazed window

UPSTAIRS

Bedroom One
15'1" x 15'5" (4.6 x 4.7)
Double glazed window and Juliet balcony with IMPRESSIVE ESTUARY VIEWS, radiator, power points, door to en-suite

En-Suite
Comprising shower, low level w.c, wash hand basin, tiled floor and walls, towel rail

Bedroom Two
Double glazed window with IMPRESSIVE ESTUARY VIEWS, radiator, power points

Bathroom
Comprising shower, bath, low level w.c, bidet, tiled floor and part tiled walls, double glazed window

Bedroom Three
11'9" x 13'5" (3.6 x 4.1)
Double glazed Velux window with IMPRESSIVE ESTUARY VIEWS, radiator, power points

Bedroom Four
11'9" x 13'1" (3.6 x 4.00)
Double glazed Velux windows with IMPRESSIVE ESTUARY VIEWS, radiator, power points

Shower-Room
Comprising shower, low level w.c, wash hand basin, towel rail

EXTERNALLY
Front Aspect - Off-road allocated residents parking

Rear Aspect - SOUTH FACING landscaped garden from which you still get IMPRESSIVE ESTUARY VIEWS. With patio and lawned garden.

Council Tax Band
F










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