

Constables
SALES & LETTINGS

Station Road

Burton, Neston

£305,000

Constables are delighted to offer for sale this truly unique barn conversion.

Enjoying breathtaking views across the Dee Estuary towards the Welsh hills, this charming two-bedroom home offers an exceptional opportunity to embrace countryside living without compromising on convenience. Situated in the highly desirable village of Burton, the property provides a peaceful rural setting while remaining just a short drive from the historic market town of Neston and its excellent range of amenities.

Originally converted from a historic sandstone barn in approximately 2004, the property forms part of an exclusive development of just four homes, discreetly accessed via a working farmyard. Full of character and individuality, the accommodation has been thoughtfully designed to make the most of its stunning surroundings.

The ground floor briefly comprises an entrance hall with WC, a spacious lounge/dining room with outstanding views across the estuary, and an open-plan kitchen creating an ideal space for both everyday living and entertaining.

To the first floor are two well-proportioned bedrooms, both featuring Velux windows, with one also benefiting from a distinctive circular feature window that fills the room with natural light. A modern family bathroom completes the accommodation.

Further benefits include double glazing, LPG central heating, private parking for two vehicles, a garage located within a nearby block and a useful utility room positioned to the rear of the garage.

Properties in this location are rarely available and early viewing is strongly recommended to fully appreciate the stunning setting, spectacular views and unique character this home has to offer.



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- Unique Sandstone Barn Conversion
- Private Off Road Parking
- Grade II Listed
- Stunning Panoramic Views of The Dee Estuary
- Large Garage and Utility Room
- Two Double Bedrooms
- Exclusive Burton Location

Entrance Hall

Lounge / Dining Room
15'8 x 8'2 (4.78m x 2.49m)

Kitchen
11'7 x 8'1 (3.53m x 2.46m)

W/C

First Floor

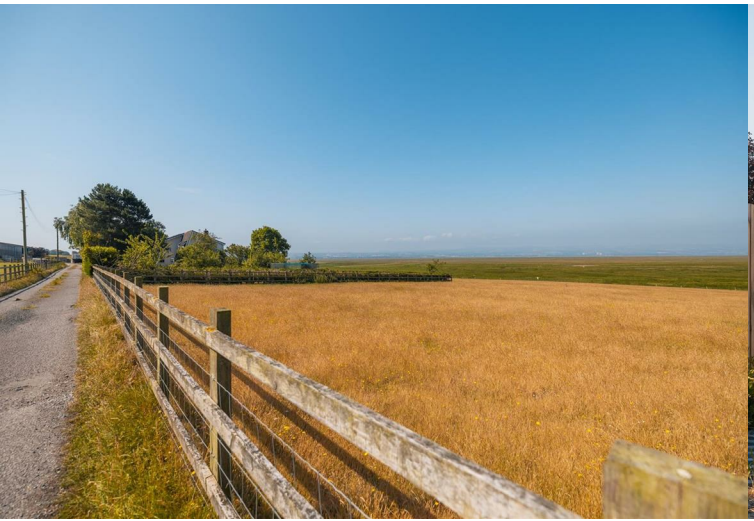
Master Bedroom
11'7 x 10'8 (3.53m x 3.25m)

Second Bedroom
12'4 x 7'3 (3.76m x 2.21m)

Bathroom
7'10 x 4'10 (2.39m x 1.47m)

Garage
19 x 9'9 (5.79m x 2.97m)

Utility Room
9'9 x 7'10 (2.97m x 2.39m)







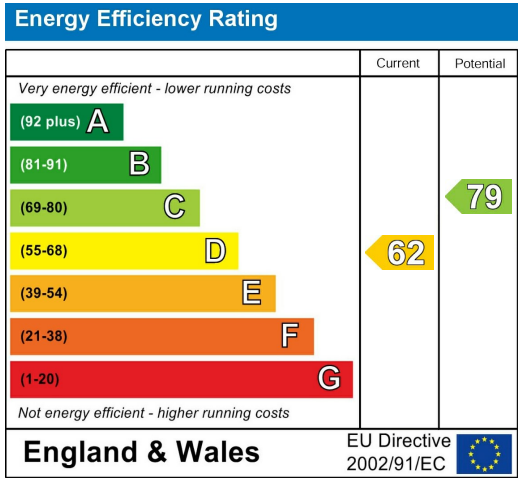


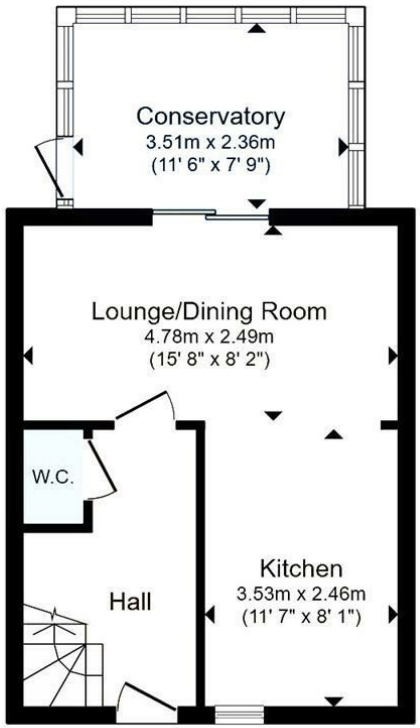




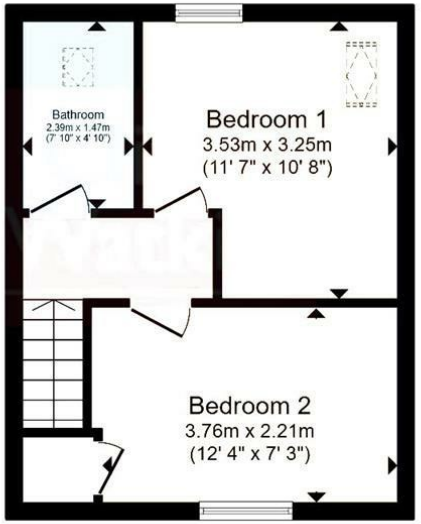


EPC & Floor Plan

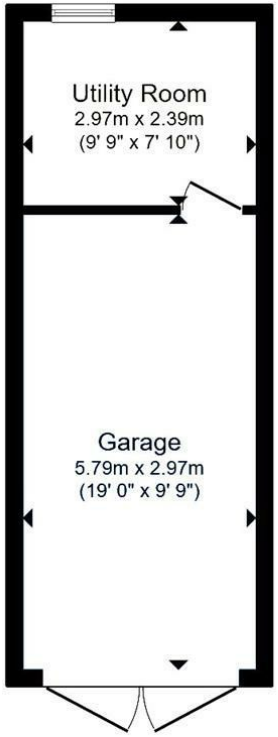




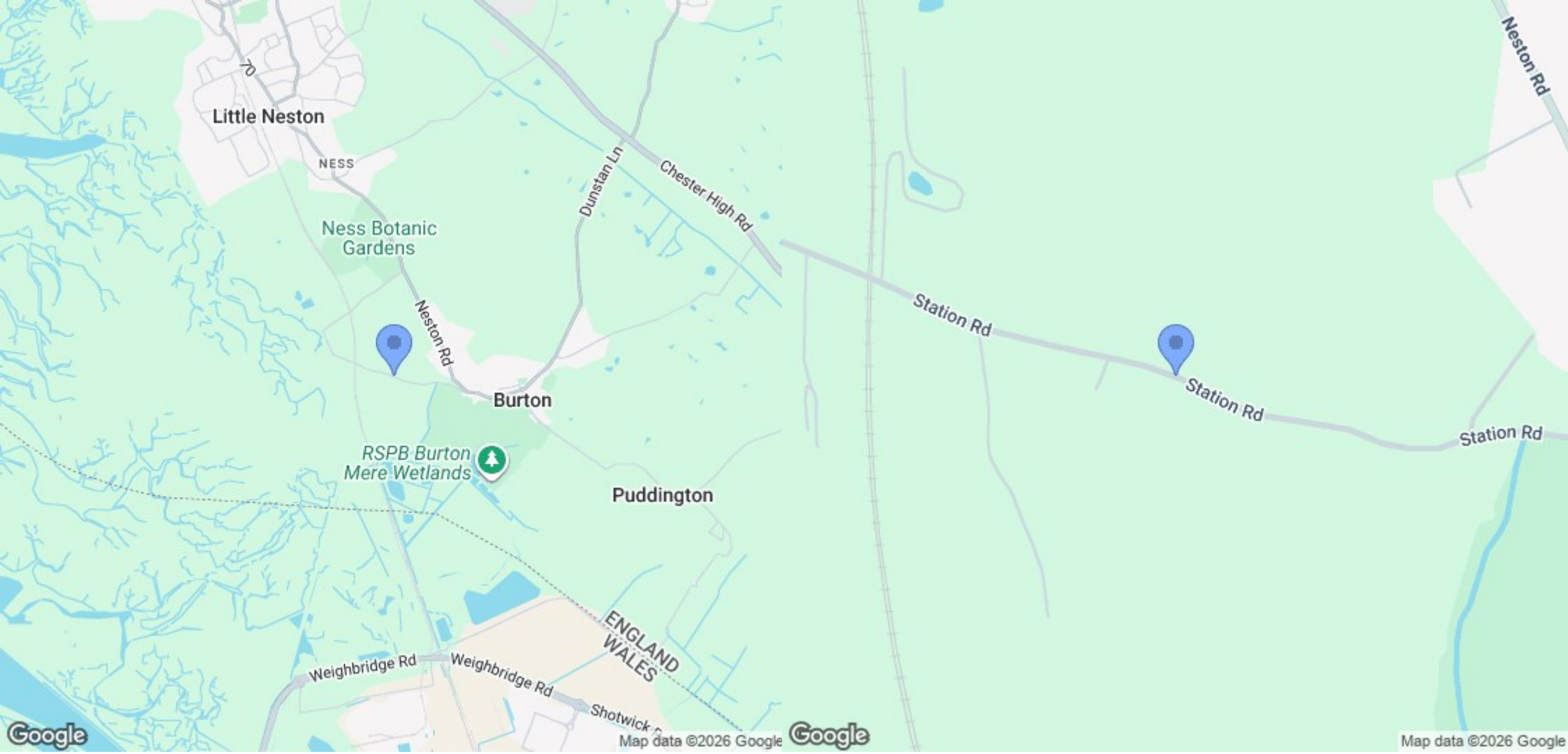
Ground Floor



First Floor



Garage



Location Map

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