



**Constables**  
SALES & LETTINGS

The Parade

Neston, Parkgate

£695,000

Positioned on Parkgate's iconic Parade, with uninterrupted views stretching across the Dee Estuary to the Welsh hills beyond, Greenshutters is a beautifully restored Georgian townhouse where centuries of history meet contemporary country coastal living.





# Constables

SALES & LETTINGS

- Impressive Grade II Listed Period Property
- Two Reception Rooms
- Landscaped Garden
- Early Viewing Essential
- Stunning Views Over the Dee Estuary
- Open Plan Kitchen-Dining Room
- Beautifully Presented Throughout
- Five Bedrooms
- Fully Tanked Basement with Two Rooms
- Two Family Sized Bathrooms

### Property Description

Positioned on Parkgate's iconic Parade, with uninterrupted views stretching across the Dee Estuary to the Welsh hills beyond, Greenshutters is a beautifully restored Georgian townhouse where centuries of history meet contemporary country-coastal living.

Dating from the 18th century, this landmark home occupies a prominent position on The Parade, its elegant, rendered façade and restored sash windows create an instantly recognisable presence within one of Cheshire's most sought-after coastal villages. Behind the striking exterior lies a home of remarkable character and scale, extending to over 2,400 sq ft and thoughtfully reimaged to celebrate both its architectural heritage and modern-day living.

The interiors are rich in texture and craftsmanship. York stone flooring, exposed timber beams, original joinery and a beautifully preserved staircase provide a strong sense of period authenticity, while carefully considered upgrades introduce a refined and contemporary aesthetic throughout. The result is a home that feels both timeless and effortlessly liveable.

The ground floor centres around two distinctive reception spaces. An atmospheric living room, anchored by a magnificent inglenook fireplace, offers an inviting setting, while the bespoke kitchen and dining space combines handcrafted solid wood cabinetry, stone worktops, a Belfast sink and range cooker to create a room designed as much for gathering as it is for cooking.

The first-floor sitting room enjoys an elevated vantage point over the estuary, framing ever-changing coastal views that define life in Parkgate. Additional flexible rooms on this level currently provide space for a study and bedroom. A family bathroom completes the floor. The second floor offers three generous double bedrooms and a beautifully appointed bathroom featuring a Heritage roll-top bath, walk-in rainfall shower and elegant vanity unit, creating a luxurious retreat.

A useful basement level provides additional storage and houses the boiler. Outside, a separate garden offers a private outdoor sanctuary. Designed for low-maintenance enjoyment, it combines lawn, York stone terraces and seating areas, creating the perfect setting for summer dining, evening drinks or simply enjoying the coastal air. Double gates open onto Grenfell Park, with vehicular access rights offering further practicality.

### Location

The property is located in the highly sought after conservation village of Parkgate in Cheshire. Parkgate has a number of restaurants, pubs and cafes and is popular with bird watchers and walkers along The Wirral Way. Neston is a short distance from the property and offers an excellent range of amenities including supermarkets, independent retailers, and a number of restaurants, pubs and cafes. A weekly market is held on a Friday. There are bus links and a train station in the town centre.

Schooling is well provided for with a good selection

of schools nearby including Neston High School, Grammar schools in Calday, West Kirby and Wirral, Birkenhead School and closer to Chester; Abbey Gate College and the Kings and Queens, Chester.

On the recreational front there are football, rugby, cricket and tennis clubs locally, sailing on the Dee Estuary and several golf courses including Heswall, Calday and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree.

The A540 is approximately 1.5 miles away, this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester.

Approximate Distances: Chester: 11 miles. Liverpool: 12 miles. Liverpool Airport: 30 miles. Manchester Airport: 39 miles. Manchester: 45 miles.

### Ground Floor Accommodation

#### Vestibule Entrance

10'9" x 10'6" (3.28m x 3.20m)

#### Hallway

#### Lounge

13'10" into fireplace x 13'10" (4.22m into fireplace x 4.22m)

#### Kitchen-Dining Room

13'11" extending to 24'9" x 13'10" (4.24m extending to 7.54m x 4.22m)

#### Basement

### Room One

approx. 13'9" x 13'11" (approx. 4.19m x 4.24m)

### Room Two

approx. 10'4" x 10'4" (approx. 3.15m x 3.15m )

### First Floor Accommodation

#### Landing

#### Lounge

13'11" x 13'10" (4.24m x 4.22m)

#### Bedroom One

13'10" x 14' max (4.22m x 4.27m max)

#### Study/Bedroom Five

10'10" x 10'7" (3.30m x 3.23m)

#### Bathroom One

### Second Floor Accommodation

#### Landing

#### Bedroom Two

14' x 14'2" (4.27m x 4.32m)

#### Bedroom Three

13' x 14' (3.96m x 4.27m)

#### Bedroom Four

10'9" x 10'6" (3.28m x 3.20m)

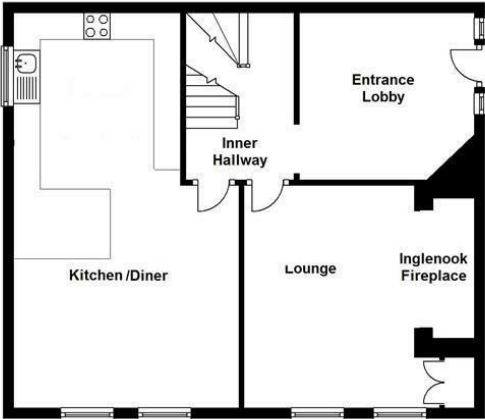
#### Bathroom Two



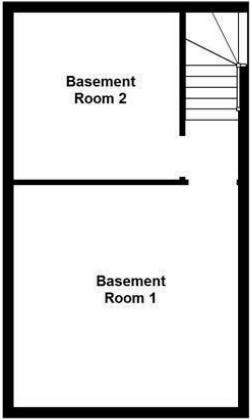


# EPC & Floor Plan

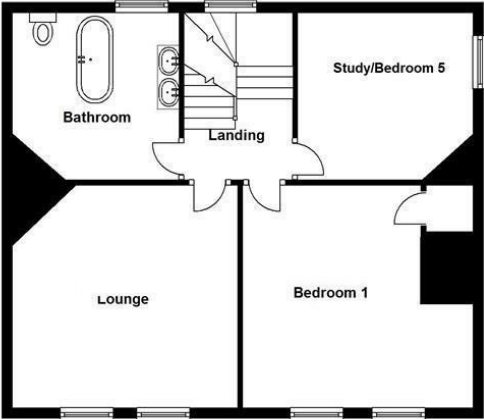
**Ground Floor**  
Approx. 65.0 sq. metres (699.9 sq. feet)



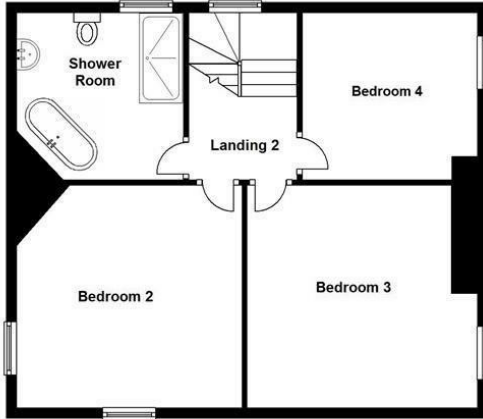
**Basement**  
Approx. 31.7 sq. metres (341.1 sq. feet)



**First Floor**  
Approx. 64.9 sq. metres (698.1 sq. feet)

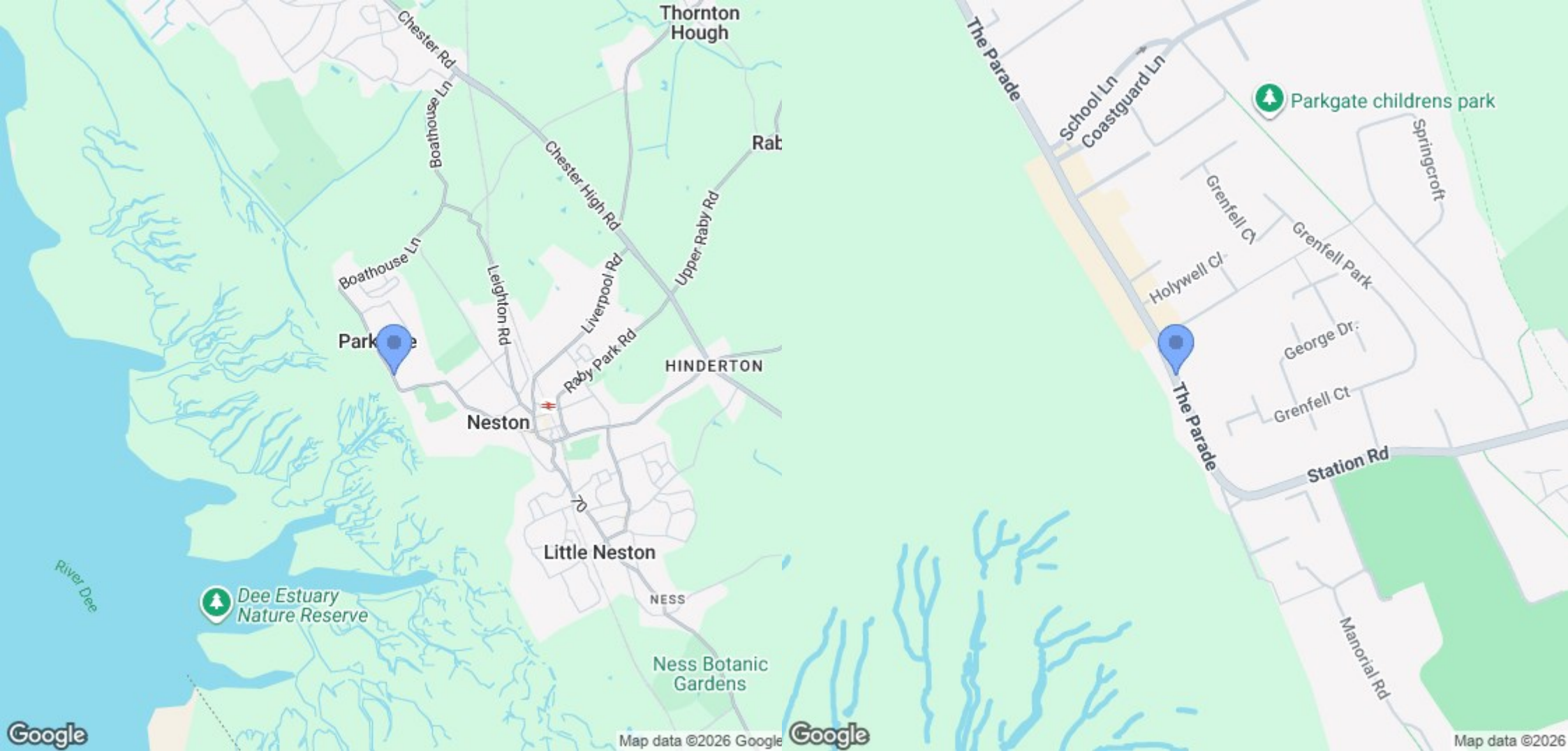


**Second Floor**  
Approx. 64.9 sq. metres (699.1 sq. feet)



Total area: approx. 226.5 sq. metres (2438.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



Location Map

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