



Ground Floor

First Floor



## Puddington Lane, Puddington, Neston, CH64 5ST

£575,000

3 Bedroom 2 Reception 1 Bathroom E

**\*\*Bursting With Character and Charm - Picturesque Location - Stunning Japanese Inspired Garden\*\***

Hewitt Adams are delighted to welcome 'Forge Cottage' to the market, ideally situated on a private plot in the heart of the picturesque Puddington. A short journey to excellent amenities, transport links and catchment for highly acclaimed schools. Dating back to 1834 and quite simply, the property is stunning and has been maintained to an exceptional standard both inside and out. With care taken to retain many of its original features, such as the traditional beams and original doors.

In brief the ground floor accommodation comprises; porch, lounge with wood burner, inner hallway to kitchen and sitting room/dining room. To the first floor there are three bedrooms, one currently being used as a study and a spacious family bathroom with free standing bath.

Externally, to the front of the property there is a low level sandstone wall boundary, a paved driveway providing off road parking, gated access leading to the side and rear of the property, pathway leading to the front door. The rear garden is a real feature of this property and is Japanese inspired with an array of established acers, mature trees and shrubs, a pathway leading to different areas of the garden, an Indian stone patio, garden pond, a laid to lawn area with secure boundaries, summerhouse with power and further garden storage area, a vegetable plot to the rear of the garden.

If you're looking for a character property in an unrivalled location, then this is not to be missed!

**Porch**

3'08 x 3'00 (1.12m x 0.91m)  
Timber front door to porch, radiator, further door to lounge.

**Lounge**

15'11 x 11'11 (4.85m x 3.63m)  
Window to front elevation, central heating radiator, quarry tiled flooring, wood burning stove with tiled hearth and wooden mantle, original beams, large storage cupboard/pantry, period door to;

**Inner Hall**

Stairs to first floor, door leading to kitchen.

**Kitchen**

9'10 x 8'06 (3.00m x 2.59m)  
A beautifully fitted kitchen comprising a range of wall and base units with quartz work surfaces incorporating inset sink, Bosch cooker, NEFF induction hob, Bosch microwave, Bosch dishwasher, Bosch fridge. Window to side elevation, central heating radiator, door to sitting room/dining area.

**Dining Room/Sitting Room**

17'02 x 10'06 (5.23m x 3.20m)  
French doors to garden, single door to side, Velux window, two central heating radiators.

**Landing**

Loft access hatch with pull down ladder to a boarded loft space, airing cupboard, traditional doors to;

**Bedroom 1**

12'02 x 8'05 (3.71m x 2.57m)  
Window to front elevation, central heating radiator, character fireplace.

**Bedroom 2**

10'06 x 10'03 (3.20m x 3.12m)  
Window to rear elevation, central heating radiator.

**Bedroom 3**

9'04 x 6'10 (2.84m x 2.08m)  
Window to front elevation, central heating radiator.

**Bathroom**

9'07 x 7'09 (2.92m x 2.36m)  
A spacious bathroom comprising; WC, wash hand basin, free standing bath with free standing tap, shower cubicle, vanity storage, central heating radiator, heated towel radiator, fully tiled, window to rear elevation.

**The Forge Garage**

19'10 x 15'06 (6.05m x 4.72m)  
A detached building which was originally the old forge, currently used as as garage/workshop and utility area with double doors to front, two Velux windows, window to side aspect, stable door to side, lighting, power and water, work surfaces with space and plumbing for washing machine, tumble dryer and freezer.

