



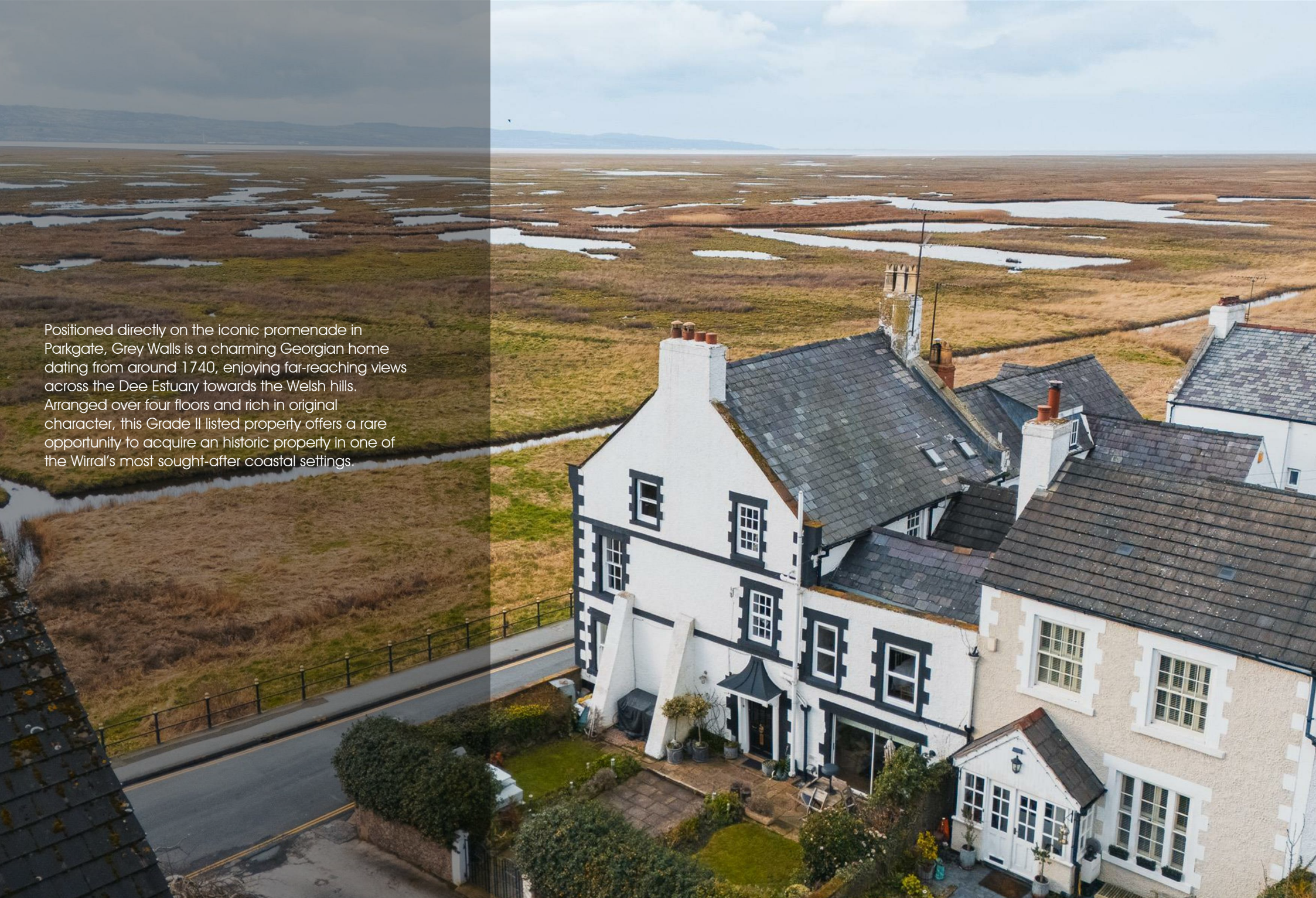
**Constables**  
SALES & LETTINGS

The Parade

Parkgate, Neston

£675,000

Positioned directly on the iconic promenade in Parkgate, Grey Walls is a charming Georgian home dating from around 1740, enjoying far-reaching views across the Dee Estuary towards the Welsh hills. Arranged over four floors and rich in original character, this Grade II listed property offers a rare opportunity to acquire an historic property in one of the Wirral's most sought-after coastal settings.





# Constables

SALES & LETTINGS

- Georgian Parkgate Home Dating from c.1740
- Uninterrupted Views across the Dee Estuary to the Welsh Hills
- Accommodation Arranged Over Four Floors
- Three Double Bedrooms, Two Bathrooms
- Wealth of Period Features Including Sash Windows & Fireplaces
- Located in the Heart of Parkgate Village
- Beautiful Enclosed Garden & Rear Courtyard with Outbuilding
- Walking Distance to Restaurants, Cafés & Coastal Paths

## Property Description

Set directly on the historic Parkgate promenade, Grey Walls is a characterful Georgian home dating from circa 1740, enjoying uninterrupted views across the Dee Estuary to the Welsh hills beyond.

Arranged over four floors, the house retains many of its original architectural details — sash windows, tall ceilings and period fireplaces — offering a wonderful sense of history and proportion throughout. Its elevated position on The Parade means the ever-changing estuary landscape forms a constant backdrop, with spectacular sunsets and wide coastal skies visible from the upper floors.

Parkgate itself has become one of the Wirral's most sought-after coastal villages. Known for its estuary walks, independent cafés, restaurants, shops and renowned salon, the promenade has a relaxed, almost seaside atmosphere while remaining within easy reach of Chester, Liverpool and excellent local schools.

The accommodation unfolds across four levels and offers flexible living space with exciting potential to evolve. The ground floor comprises a welcoming entrance hall leading to a formal dining room, kitchen and a generously proportioned living room

overlooking the promenade and Dee Estuary. A basement level provides additional storage space.

Across the upper floors are three well-proportioned double bedrooms, with the higher levels enjoying particularly striking views across the estuary. A shower room serves the first floor, while the second floor also hosts a spacious bathroom alongside the third bedroom.

To the rear is a private courtyard garden with access to an outbuilding currently used as a utility space. The front garden is enclosed and thoughtfully planted, creating a charming setting for the traditional Georgian façade and a perfect space for alfresco dining and entertaining.

Rich in history and perfectly positioned on one of Wirral's most iconic waterfront addresses, Grey Walls offers a rare opportunity to acquire a home in one of the areas most prestigious locations.

## Location

The property is located in the highly sought after village of Parkgate, Cheshire's only coastal village, and is a short distance from the market town of Neston.

Neston 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. The coastal village of Parkgate has a number of restaurants, pubs and cafes and is popular with bird watchers and walkers along The Wirral Way.

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, Caldy and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree.

The A540 is approximately 1.5 miles away via Liverpool Road 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

### Hallway

### Dining Room

12'4" x 14'0" (3.78m x 4.27m)

### Lounge

13'5" x 14'7" (4.11m x 4.45m)

### Kitchen

10'9" x 10'2" (3.30m x 3.10m)

## First Floor

### Bedroom Two/Sitting Room

14'2" x 17'5" (4.32m x 5.31m)

### Bedroom Three

14'4" x 12'5" (4.37m x 3.81m)

### Shower Room

8'5" x 9'8" (2.57m x 2.97m)

## Second Floor

### Bedroom One

14'7" x 15'7" (4.47m x 4.75m)

### Bathroom

9'1" x 9'6" (2.79m x 2.92m)

## Basement

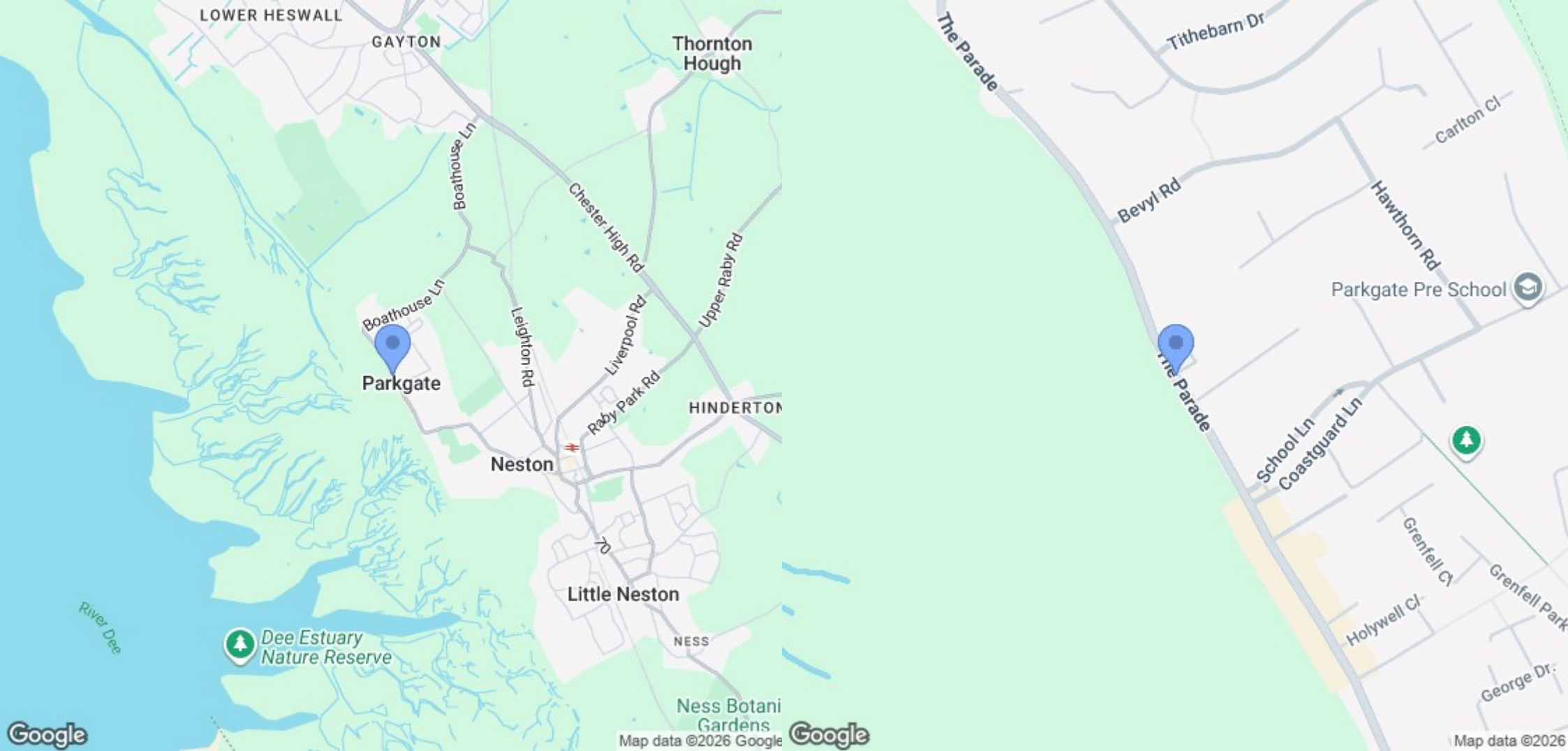




# EPC & Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes 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



Location Map

# Constables

S A L E S   &   L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

[www.constablesestateagents.co.uk](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333