



**Constables**  
SALES & LETTINGS

The Runnell , Neston

£625,000



Set along one of the area's most desirable lanes, Ennisdown is a beautifully maintained and substantial four-bedroom detached dormer bungalow, enjoying far-reaching views across open countryside. The Runnell is celebrated for its peaceful setting and sense of privacy, while still offering excellent access to Chester High Road, Neston town centre, and the surrounding amenities.



# Constables

SALES & LETTINGS

- Exceptional Detached Property
- Four Bedrooms
- Open Plan Kitchen-Diner
- New Septic Tank
- Far-Reaching views over Farmland
- Two Bathrooms
- Off Road Parking
- Semi-Rural yet Accessible Location
- Spacious Lounge & Separate Dining Room
- No Onward Chain

### Property Description

From the moment you arrive, Ennisdown exudes a feeling of calm and space. The property sits within a generous and mature plot, with beautifully landscaped gardens and a gravel driveway providing ample parking, a carport, and gated access to the rear. Inside, the home has been thoughtfully designed to make the most of natural light and the surrounding views, creating a bright, welcoming atmosphere throughout.

The accommodation is arranged around a central entrance hallway that opens into a spacious living room, a kitchen and breakfast room, and a separate dining area — ideal for family life and entertaining. Four well-proportioned double bedrooms are split across two floors, offering flexibility for guests or home working. The principal bedroom benefits from an en-suite shower room, while a generous family bathroom serves the remaining bedrooms.

Externally, the gardens have been carefully landscaped to create a series of outdoor spaces for relaxation and enjoyment. The rear garden is predominantly laid to lawn, bordered by mature trees and shrubs, with a raised deck and gravel seating area — all framed by uninterrupted views across open

fields and a graceful weeping willow.

The Runnell offers a wonderful balance of seclusion and convenience. Neston's town centre, with its independent shops, cafés, and weekly market, is only a short distance away, as is the Parkgate Promenade, home to award-winning restaurants and coastal walks. Excellent local schools and transport links make this an ideal home for families and professionals alike.

Ennisdown represents a rare opportunity to acquire a beautifully cared-for home in one of the area's most picturesque and peaceful settings — a place designed for modern living, connection, and escape.

### Location

Ennisdown occupies an extremely private and secluded position on The Runnell, Neston, Cheshire; one of the areas most sought after roads. It is short distance to Parkgate, Heswall and 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 Caldy, 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 0.1 miles away and 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.

### Accommodation

#### Hallway

21'9" x 4'1" (6.65m x 1.27m)

#### Dining Room

11'8" x 11'3" (3.58m x 3.45m)

#### Kitchen-Diner

21'1" x 20'11" (6.43m x 6.38m)

#### Lounge

17'1" x 14'7" (5.21m x 4.47m)

#### Bedroom Four/Snug

11'10" x 10'2" (3.63m x 3.10m)

#### Bedroom One

15'5" x 12'9" (4.70m x 3.91m)

#### En-Suite

9'8" x 3'2" (2.95m x 0.97m)

#### Bathroom

8'2" x 6'0" (2.49m x 1.85m)

#### Landing

#### Bedroom Two

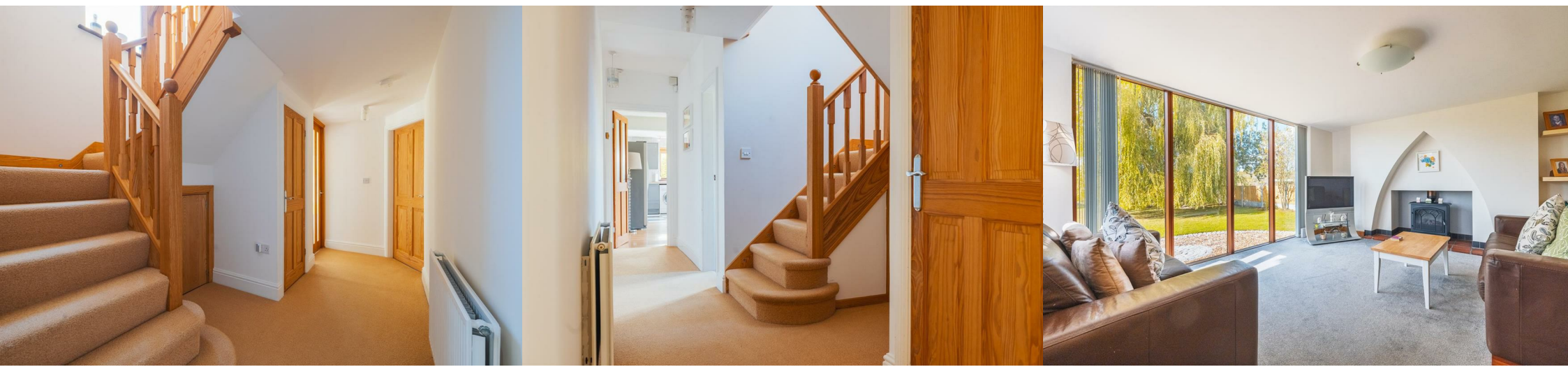
15'10" x 14'7" (4.85m x 4.47m)

#### Bedroom Three

14'9" x 10'5" (4.50m x 3.18m)


#### W.C.

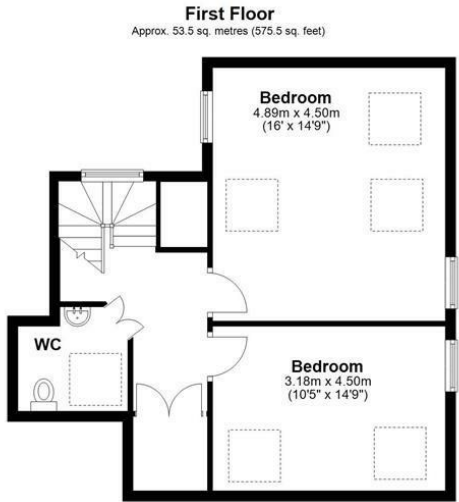
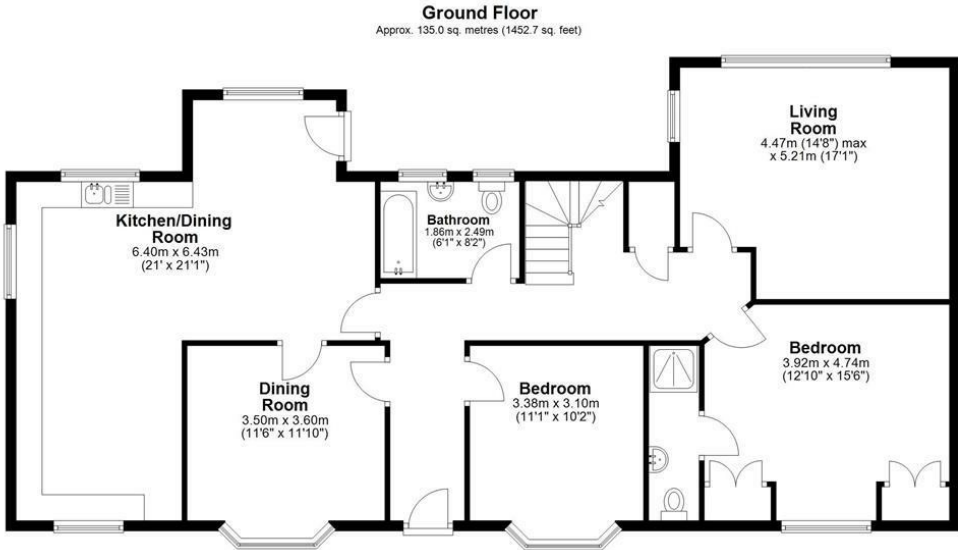
6'11" x 5'4" (2.11m x 1.63m)



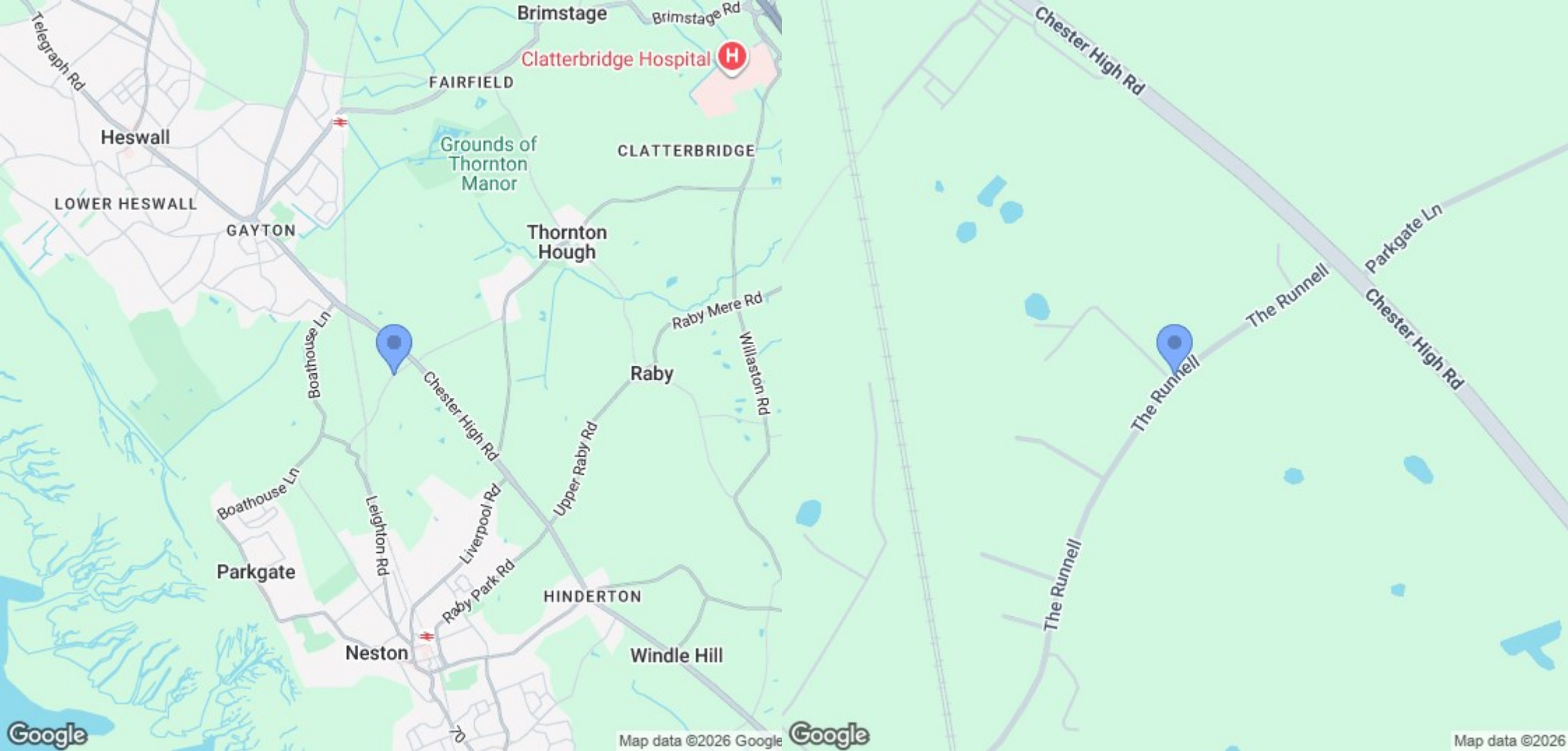


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 188.4 sq. metres (2028.2 sq. feet)  
Ennisdown, The Runnel, NESTON



Location Map

# Constables

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