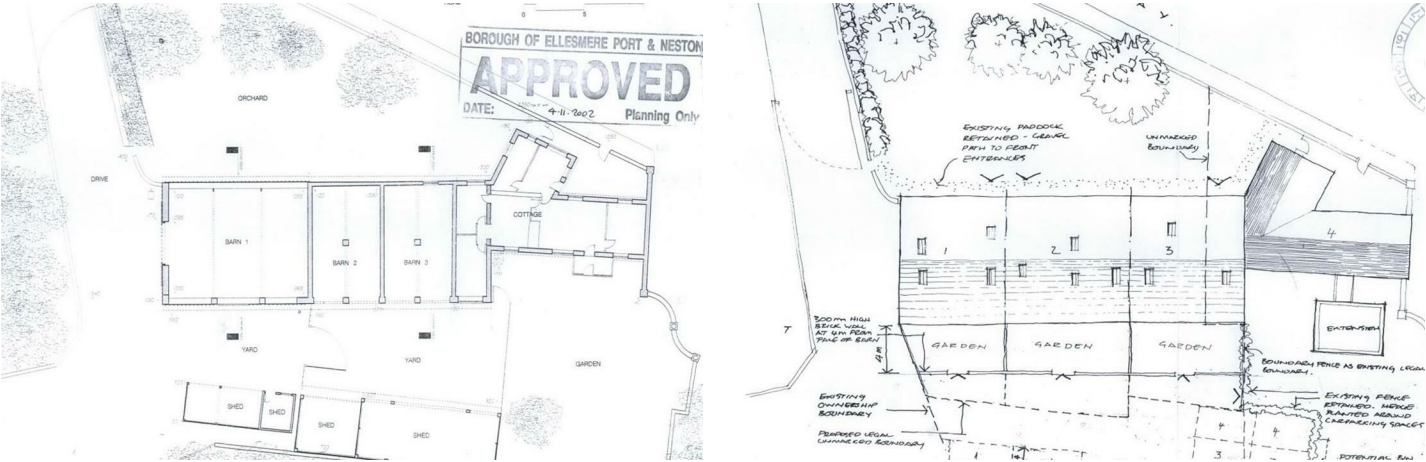




Ground Floor



The Village, Neston, CH64 5TQ

Offers Over £695,000

 3 Bedroom  1 Reception  1 Bathroom 

Fantastic Development Opportunity - Planning Permission For Three Barn Conversions - Tucked Away in The Heart of Burton

Hewitt Adams are delighted to offer to the market for sale Greenwood Cottage, a charming, Grade II listed cottage located in the highly sought-after Burton Village. A short journey from local amenities, transport links and catchment for highly acclaimed schools. Also, within proximity to the A540 - perfect for commuters. The property is being sold with planning permission via Cheshire West and Chester for the existing barns to become three, two bedroom barn conversions planning ref: P/2002/101/BN/65 - conversion of barns to 3 residential units and alterations/extension to cottage (parking to rear) Greenwood Cottage, The Village, Burton, Neston, Wirral.

Greenwood Cottage accommodation comprises; porch, living room, kitchen, dining room, three double bedrooms and a bathroom.

Externally, the property is tucked away on a private lane which formed part of Greenwood farm, with gated access for ample off road parking, there are the existing barns and a garden which is perfectly screened by a sandstone wall. The cottage has a south facing garden which is mainly laid to lawn with a wall boundary and mature trees. There is a courtyard accessing the kitchen door.

Viewing is strictly by appointment only and is essential to fully appreciate everything this property and opportunity has to offer.

Porch

10'01 x 4'08 (3.07m x 1.42m)

Front door to porch with windows to front and side, quarry tiled flooring, further door to lounge.

Living Room

16'03 x 15'05 (4.95m x 4.70m)

Window to front and rear aspect, two radiators, parquet flooring, wood burning stove with brick surround, doors to;

Kitchen

11'11 x 8'01 (3.63m x 2.46m)

Comprising a range of wall and base units with works surfaces incorporating sink and drainer, space for appliances, window to rear and side aspect, door leading to the courtyard.

Dining Room

14'10 x 11'04 (4.52m x 3.45m)

Window to front elevation, radiator, wooden flooring, doors to;

Bedroom 1

15'03 x 11'04 (4.65m x 3.45m)

Dual aspect windows to front and rear, two radiators, fitted wardrobes.

Bedroom 2

15'08 x 11'07 (4.78m x 3.53m)

Window to rear aspect, radiator, fitted wardrobes,

Bedroom 3

15'08 x 9'01 (4.78m x 2.77m)

Window to front elevation, radiator.

Bathroom

11'06 x 5'01 (3.51m x 1.55m)

Comprising; WC, bidet, wash hand basin, bath with shower, window to side and rear aspect.

Planning Information

Date of approval: 4th November 2002.

Listed Building Consent was granted 4th November 2002 for conversion of barns into residential units and alterations

and extension to cottage Application No: P2002/66.

The barn conversions provide for the following accommodation.

BARN 1

Ground Floor - Hall, Utility, Bathroom, Kitchen, Living Room, Dining/Study, Bathroom.

First Floor - 2 Bedrooms, Bathroom.

BARN 2

Ground Floor - Hall, Utility, Dining/Study, Living Room, Kitchen, Bathroom.

First Floor - 2 Bedrooms both En-suite.

BARN 3

Ground Floor - Hall, Kitchen, Living Room, Bedroom 3, Bathroom, Utility

First Floor - 2 Bedrooms, Bathroom.

GREENWOOD COTTAGE

Ground Floor -Two double bedrooms, kitchen, dining room, bathroom, a new glazed garden room.

The development started within the time limits. A receipted invoice for Building Regulation Inspecting Charges is available for inspection.

The full Application of all supporting documentations can be inspected on the Cheshire West & Chester Planning Portal ref: P/2002/101/BN/65

All prospective purchasers must make their own enquiries of the Local Planning Authority in order to confirm the implementation and validity of the planning consents.

