

FREEHOLD



House - Detached (EPC Rating: E)

**1 SMITHS COTTAGES NESTON ROAD, NESS,  
NESTON, CH64 4AR**  
Guide price

**£395,000**

**HC** Hodgson Carr  
SALES & LETTINGS



# 6 Bedroom House - Detached located in Neston

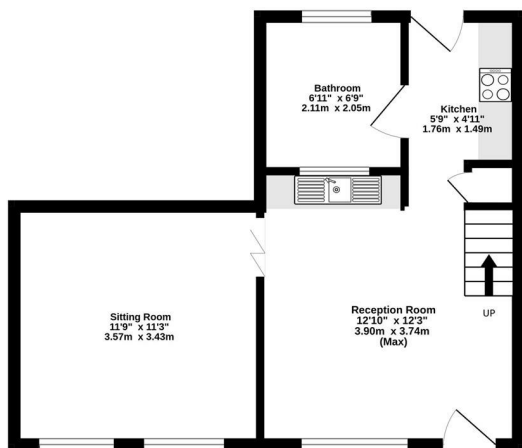
Hodgson Carr are delighted to bring to the market this rare opportunity to purchase two three-bedroom cottages on one deed, set in an idyllic countryside location surrounded by open fields and farmland.

Both cottages are full of charm, with lovely original features including exposed beams and traditional fireplaces. Each has a welcoming feel and well-proportioned rooms, making them ideal as two separate homes for family, multi-generational living or rental use.

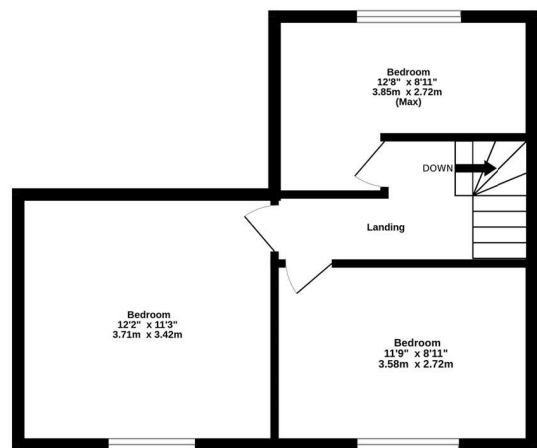
There is also fantastic potential for redevelopment. The cottages could remain as two individual dwellings or, if preferred, be reconfigured to create one large, characterful home. The combined footprint offers plenty of scope for a buyer with vision.

A peaceful rural setting, bags of character and genuine flexibility make this a standout opportunity for anyone looking for something special in the countryside.

GROUND FLOOR



FIRST FLOOR



SMITHS COTTAGES, NESTON ROAD, NESS

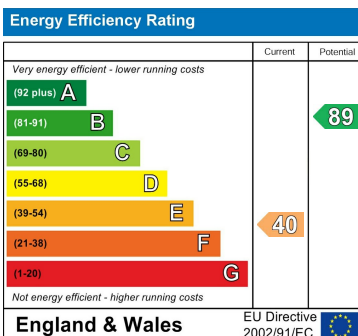
TOTAL FLOOR AREA : 739 sq.ft. (68.7 sq.m.) approx.

While every attempt is made to ensure the accuracy of this floorplan, measurements are approximate only and no responsibility is accepted by Metropix ©2023 in relation to any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. Made with Metropix ©2026

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.