



**Constables**  
SALES & LETTINGS

The Green

Little Neston, Neston

£330,000



Minerva Cottage

Occupying a prominent position in the heart of the picturesque village of Little Neston, this remarkable former village police station presents a rare opportunity to acquire a home of genuine architectural character and local significance. Dating back to 1895, the property has been sympathetically enhanced by the current owners, successfully marrying its Victorian heritage with the expectations of modern family living.



# Constables

SALES & LETTINGS

- Impressive period Property Located in the heart of Little Neston
- Lounge & Separate Dining Room
- Off Road Parking
- Early Viewing Essential
- Spacious Accommodation
- Well-Appointed Kitchen
- Good Sized Garden
- Three Double Bedrooms
- Stylish Ground Floor Bathroom
- Workshop/Garage

## Property Description

The property immediately impresses with its handsome period appearance and commanding presence overlooking The Green. Beyond the façade, beautifully balanced accommodation unfolds, revealing interiors that blend original charm with carefully considered contemporary finishes.

A welcoming entrance hall leads through to the principal reception rooms. To the front, the lounge enjoys excellent natural light and provides a refined yet comfortable retreat. At the rear, a superb open family and dining space forms the social heart of the home. Centred around a characterful log-burning stove this inviting room offers a wonderful setting for everyday living, family gatherings and relaxed entertaining, with an effortless flow into the adjoining kitchen.

The kitchen has been thoughtfully redesigned with a stylish blend of

modern cabinetry, quality work surfaces and striking patterned tiling, creating a space that is both practical and visually distinctive. Beyond, an inner hallway provides useful storage and access to the beautifully appointed family bathroom. Designed with relaxation in mind, the bathroom features a freestanding bath, separate walk-in shower and elegant contemporary finishes, while a rooflight fills the room with natural light and enhances its calm, spa-inspired atmosphere.

To the first floor are three well-proportioned double bedrooms. The principal bedroom is a generous and light-filled double enjoying pleasant village views, while the second bedroom provides further spacious accommodation for family or guests. The third bedroom has been cleverly adapted to incorporate a useful WC, offering flexibility as a bedroom, nursery, dressing room or home office.

Externally, the property continues to

excel. The landscaped rear garden has been designed for both enjoyment and ease of maintenance, combining lawn and patio areas ideal for al fresco dining, summer entertaining and family life. A detached garage/workshop offers excellent versatility for storage, hobbies or workspace requirements, complete with power, lighting and roller shutter access.

Little Neston remains one of the area's most sought-after village settings, celebrated for its strong sense of community, attractive period architecture and proximity to the Dee Estuary. Residents enjoy an enviable lifestyle, with scenic coastal walks, local cafés, village amenities and highly regarded schools all within easy reach.

A home where history, architecture and modern comfort come together beautifully, this is a truly distinctive village residence in an exceptional location.

## Entrance Hallway

## Lounge

12'0" x 10'7" (3.68m x 3.25m)

## Dining Room

13'10" x 12'11" (4.22m x 3.96m)

## Kitchen

11'8" x 7'8" (3.58m x 2.34m)

## Inner Hallway

## Bathroom

## Landing

## Bedroom One

14'7" x 12'9" (4.45m x 3.89m)

## Bedroom Two

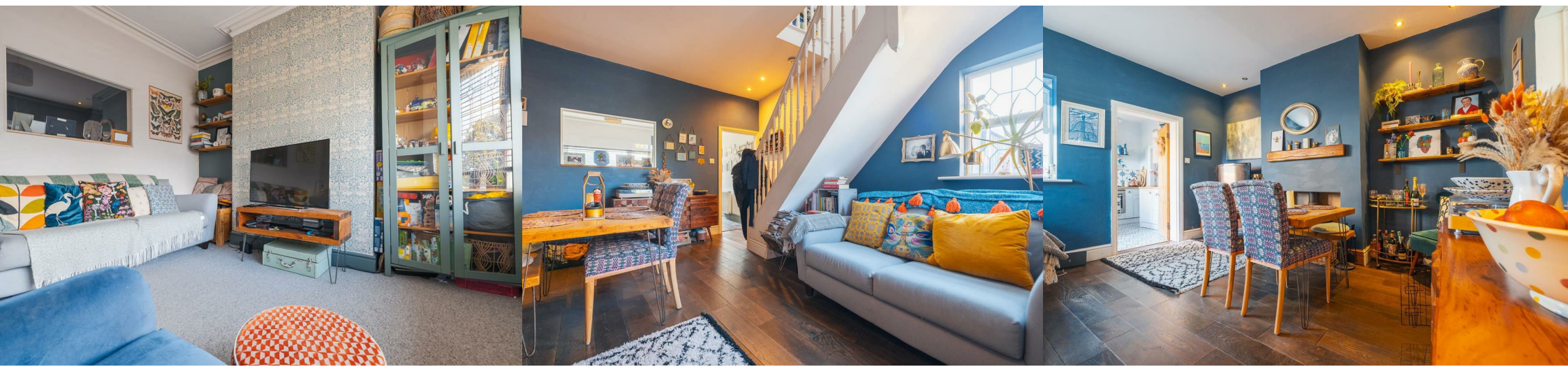
11'5" x 7'8" (3.48m x 2.34m)

## Bedroom Three

14'2" x 7'6" (4.34m x 2.29m)


## Workshop

18'9" x 11'5" (5.72m x 3.48m)





# 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>		
(55-68) <b>D</b>		
(39-54) <b>E</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	

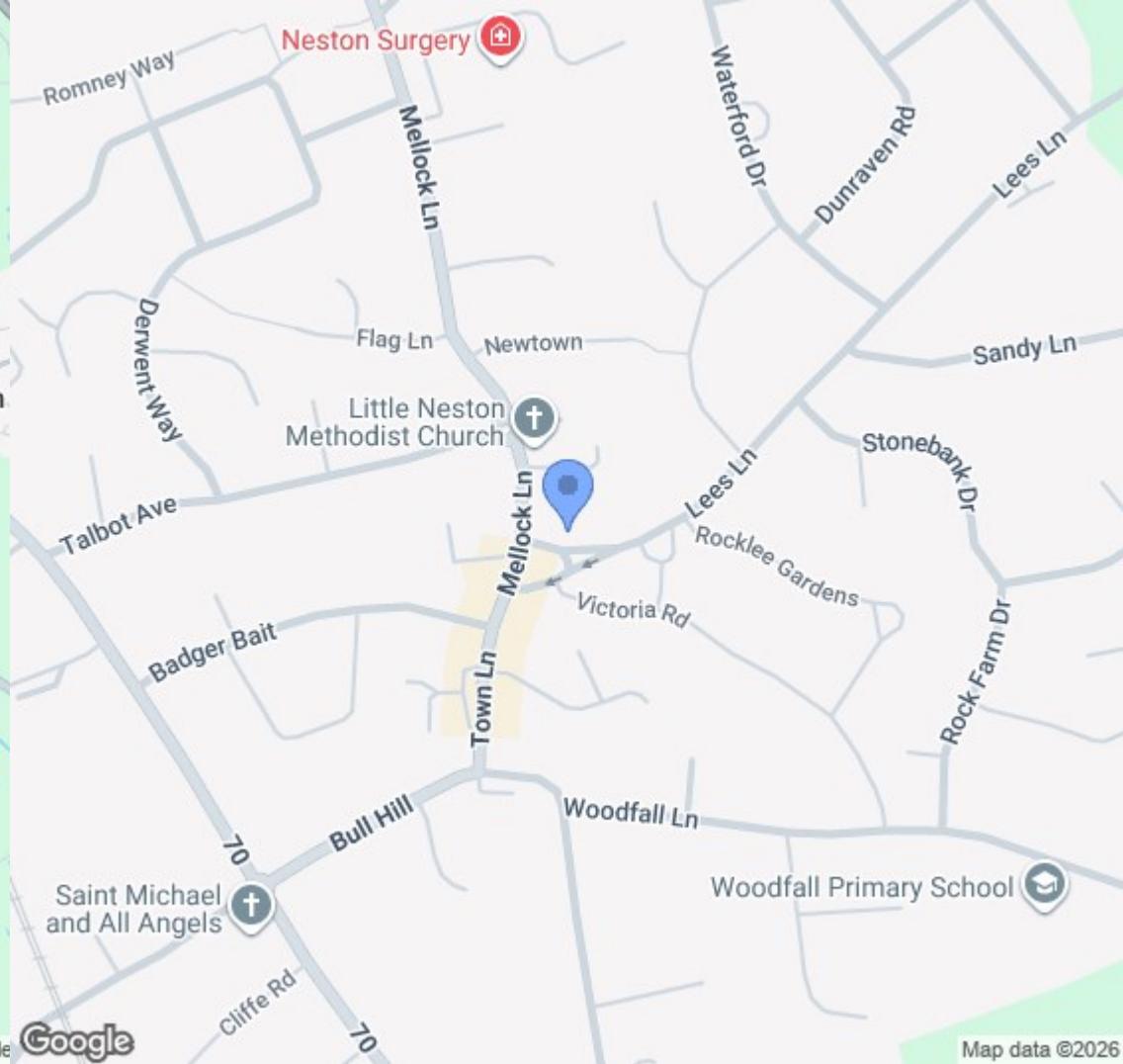
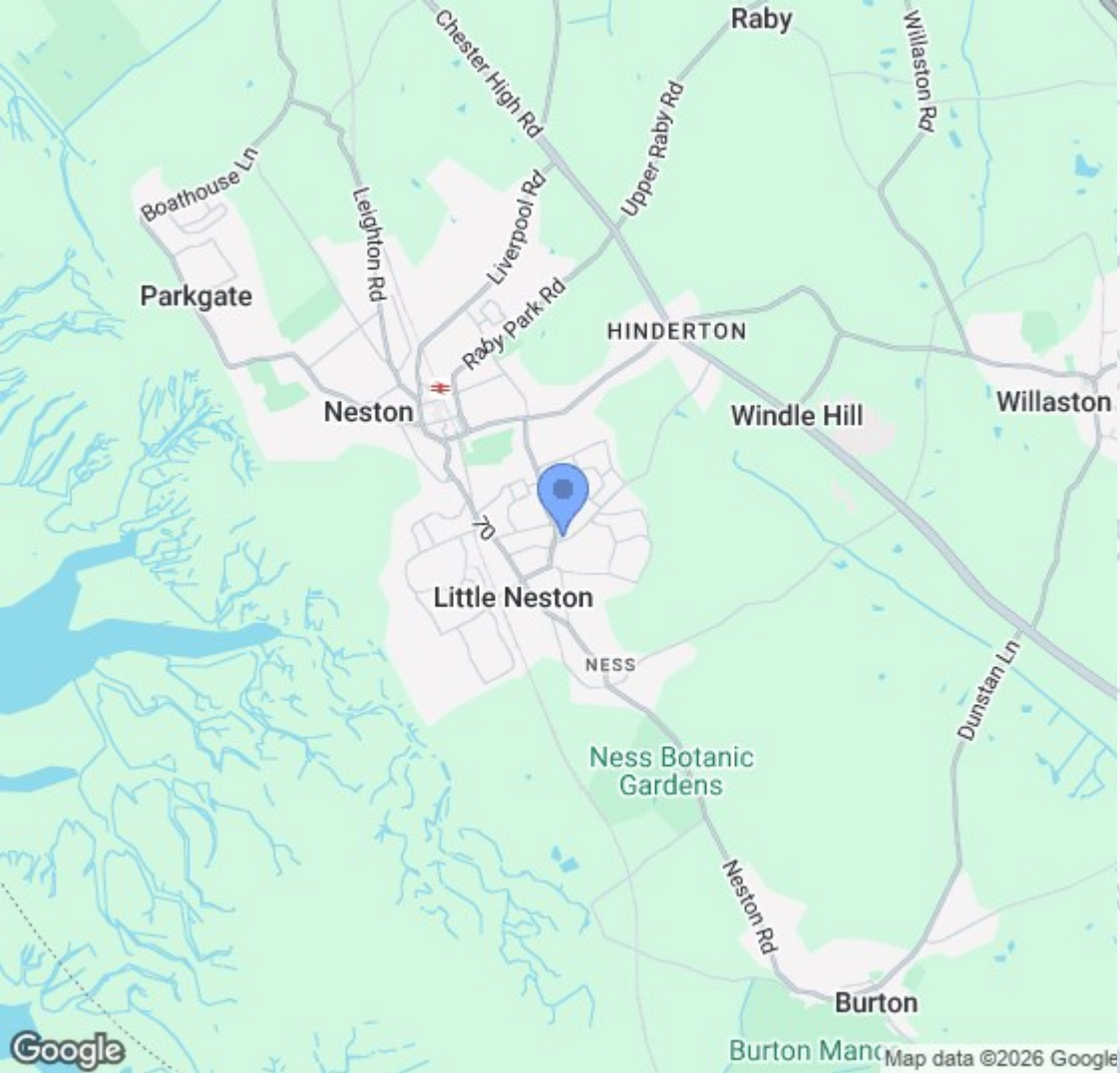


GROUND FLOOR  
APPROX. FLOOR  
AREA 502 SQ.FT.  
(46.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 405 SQ.FT.  
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 907 SQ.FT. (84.3 SQ.M.)

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

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