

DRAFT DETAILS

Constables
SALES & LETTINGS



8 Field Hey Lane Neston CH64

£775,000



- Exceptional Detached Residence
- Extended and Renovated Throughout to an Exceptional Standard
- Views Over Farmland
- Three Double Bedrooms
- Three Bathrooms
- Open Plan Kitchen-Living Space
- Separate Lounge
- Landscaped Garden
- Highly Sought After Location

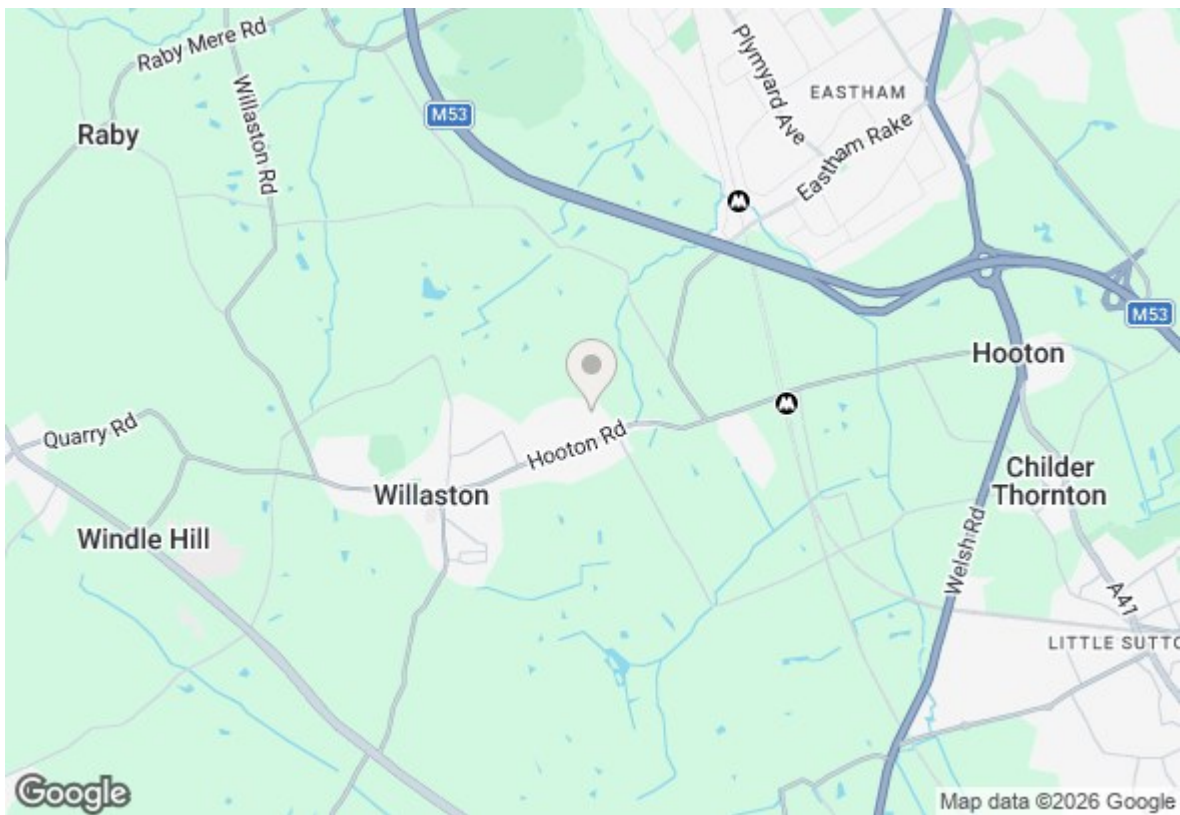
One Of A Kind Contemporary Detached Home - Exceptional Finish Throughout - Stunning Open Paddock Views

Constables are delighted to introduce Lilly Meadow, a truly exceptional detached home on the highly sought-after Field Hey Lane in Willaston. Beautifully remodelled and finished to an outstanding standard throughout, this unique property combines contemporary design with luxurious finishes and enjoys uninterrupted views over open paddocks to the rear. Located within walking distance of Willaston Village, with excellent transport links and highly regarded schools nearby, this is a home that simply has to be viewed to be fully appreciated.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		



Property Description

Offering beautifully presented and thoughtfully designed accommodation throughout, the property briefly comprises an inviting entrance hallway, a cosy lounge with feature media wall, and a generous ground floor double bedroom complete with a stylish en-suite, making it ideal for guests or multi-generational living.

The heart of the home is the stunning open-plan kitchen, dining and living space. Fitted with bespoke shaker-style cabinetry, quartz and oak worktops, a large central island and a full range of integrated appliances including double ovens, dishwasher, boiling water tap and an impressive pantry and larder, it has been designed with both everyday family life and entertaining in mind. Bi-fold doors open onto the rear garden, seamlessly connecting the indoor and outdoor living spaces. A spacious utility room and separate WC complete the ground floor accommodation.

To the first floor are two luxurious double bedrooms, each benefitting from its own beautifully appointed en-suite bathroom. The superb principal suite features a striking vaulted ceiling, Juliet balcony overlooking the open paddocks and an indulgent four-piece en-suite with freestanding bath and walk-in shower.

Externally, the property is equally impressive. A driveway provides off-road parking for multiple vehicles and gives access to the garage with electric roller door. The professionally landscaped rear garden has been carefully designed to create a superb outdoor entertaining space, featuring porcelain patios, raised decking, lawned areas, well-stocked planted borders and sheltered seating areas. Low-level rear fencing has been incorporated to maximise the spectacular open views across the neighbouring paddocks, creating a wonderfully private and peaceful setting.

Homes of this calibre rarely become available and early viewing is highly recommended.

Location

The property is located in a highly sought after area and is situated within walking distance of the sought after village of Willaston which provides a comprehensive range of local services for everyday needs including convenience store, café, deli, bakery, two village pubs, doctor and dentist surgeries and a primary school. Heswall and Neston are the nearest towns which provide a wider choice of shopping together with high street banks and supermarkets. The property is also conveniently placed for Chester and Liverpool which offer a wide range of shopping,

schooling and leisure facilities.

There is a well-regarded primary school in Willaston together with several grammar schools in Wirral including West Kirby, Calday and Wirral complemented by various independent schools nearby including Birkenhead and The Firs and Kings and Queen's schools in Chester.

On the recreational front there is a variety of sporting activities in the area including sailing and windsurfing on the Marine Lake and Dee Estuary, golf clubs at Caldy, Heswall and Royal Liverpool at Hoylake. Rugby at Caldy and on the edge of Thornton Hough and The Neston Club offers cricket, hockey, tennis and squash.

Communications

The property benefits from excellent road communications being 3 miles from the M53 motorway which provides fast access to Liverpool and Chester and connects with the national motorway network including the M56 for travel to Manchester. There is a rail link from Hooton and Eastham Rake to Liverpool & Chester from which there is a sub 2hr intercity service to London Euston and both Liverpool and Manchester are served with international airports. Approximate distances: Chester 10 miles. Liverpool 10 Miles. Manchester 43 miles.

Entrance Hallway

Lounge

Open Plan Kitchen-Dining Living Area

Utility Room

W.C.

Bedroom Three

En-suite Shower Room

Landing

Bedroom One

En Suite Bathroom

Bedroom Two

Bathroom

