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HEWITT ADAMS
ESTATE & LETTING AGENTS



Well Lane, Neston, Cheshire CH64 4AW

£305,000

2 Bedroom | 1 Reception | 1 Bathroom | D

Charming Sandstone Cottage - Stunning Views of The Welsh Hills - Bursting With Character & Charm

Hewitt Adams are thrilled to offer 'The Cottage' a charming, sandstone cottage constructed in circa 1850 conveniently located in the heart of the historic village of Ness. A short journey from excellent local amenities, good transport links and catchment for highly acclaimed schools. The property was formerly part of the old bakehouse complex and should be viewed to fully appreciate its quaintness. The property has been beautifully maintained including full decoration throughout and further affording gas central heating and double glazed sash windows.

The property accommodation comprises; entrance hallway, dual aspect lounge with wood burning stove, kitchen/diner with AGA. To the first floor there are two double bedrooms and a spacious bathroom.

Externally, to the front of the property there are planted borders, low level sandstone wall boundary.

To the rear of the property there is a pretty, south westerly facing courtyard which offers a high degree of privacy, low maintenance with established shrubs and gated access.

To view, please contact Hewitt Adams on 0151 336 0808

www.hewittadams.co.uk | A: 23 High Street, Neston, CH64 9TZ | T: 0151 336 0808

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Entrance Hallway
11'05 x 7'10 (3.48m x 2.39m)
Timber front door to entrance hall, central heating radiator, stairs to first floor, opening and door to;

Living Room
24'05 x 12'03 (7.44m x 3.73m)
Dual aspect Sash windows to front and rear elevation, two traditional central heating radiators, wood burning stove with exposed brick surround, wooden beam.

Kitchen/Diner
20'01 x 9'04 (6.12m x 2.84m)
Comprising a range of wall and base units with Granite work surfaces incorporating Belfast sink with mixer tap, exposed sandstone, integrated fridge and freezer, integrated washing machine, AGA, spotlights, wooden beams, window to rear and side aspect, French doors opening to the courtyard.

Landing
Sash window to front aspect, doors to;

Bedroom 1
12'04 x 10'02 (3.76m x 3.10m)
Sash window to front elevation, central heating radiator.

Bedroom 2
10'05 x 9'03 (3.18m x 2.82m)
Sash window to rear aspect with far reaching viewings of the Welsh Hills and Dee Estuary, built in wardrobes, boiler cupboard with gas central heating boiler, central heating radiator.

Bathroom
7'09 x 6'11 (2.36m x 2.11m)
Comprising, WC, wash hand basin with mixer tap, corner bath with mains shower over, character central heating radiator, tiled, window to rear aspect.










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