

Constables
SALES & LETTINGS

The Leightons , Neston

£800,000



A superbly renovated and extended four-bedroom detached residence occupying a substantial south-facing corner plot, with exceptional open-plan living accommodation and a double garage, ideally positioned between Neston and Parkgate.



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- Exceptional Detached Family Residence
- Four Generous Double Bedrooms
- Flexible Ground Floor Accommodation with Further Potential
- Extensively Renovated & Extended
- Large & Private South-Facing Corner Plot
- Prime Location Close to Neston, Parkgate & The Wirral Way
- Impressive Open-Plan Kitchen, Dining & Living Space
- Double Garage & Ample Driveway Parking

Property Description

An exceptional detached family residence, occupying a generous and private corner plot in one of Neston's most desirable residential settings, conveniently positioned between the market town of Neston and the picturesque coastal village of Parkgate.

The property has been extensively renovated, remodelled and extended by the current owners to create an impressive contemporary home where generous proportions, natural light and an exceptional standard of finish combine beautifully. The result is a house ideally suited to modern family life, with wonderful spaces for both everyday living and entertaining.

At the heart of the home is the superb open-plan kitchen, dining and living space. A striking vaulted ceiling and rooflights create a wonderful sense of height and light, while expansive sliding doors open directly onto the garden and patio, allowing the inside and outside spaces to flow seamlessly together during the warmer months. The kitchen itself is beautifully appointed with an extensive range of solid wood cabinetry, quartz work surfaces, a substantial central island, integrated appliances and a Rangemaster cooker. A separate sitting area provides a more relaxed space away from the main living accommodation.

The ground floor is approached through a welcoming entrance hallway with cloakroom/WC and useful storage. An inner hallway provides access to a utility room, home office, substantial additional storage and the integral double garage. This part of the house offers considerable flexibility for the future and, subject to any necessary consents, could lend itself particularly well to the creation of further living accommodation, a ground-floor bedroom suite or perhaps an annexe-style arrangement.

Upstairs, there is a spacious landing with feature full height window and there are four well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and a recently installed en-suite shower room, while a second bedroom also features fitted storage. The remaining bedrooms are served by a stylish family bathroom.

The setting is equally impressive. The house stands within a sizeable south-facing corner plot, offering an excellent degree of privacy and providing plenty of space for entertaining and outdoor living. The landscaped gardens incorporate generous lawns, established and newly planted hedging and paved terraces, together with external lighting and power. To the front, a large driveway provides ample off-road parking and leads to the double garage.

The location offers an enviable balance between town, coast and countryside. Neston's shops, cafés and amenities are within easy reach, while nearby Parkgate offers its renowned promenade, restaurants and views across the Dee Estuary. The Wirral Way and surrounding countryside provide miles of walking and cycling routes, making this an excellent proposition for buyers seeking a family home with space and privacy without sacrificing convenience.

A beautifully considered and comprehensively improved home, offering an increasingly rare combination of generous accommodation, a substantial private plot and an excellent location close to both Neston and Parkgate. Early viewing is strongly recommended to fully appreciate the quality and scale of the property on offer.

Location

Nestled in the heart of the Wirral Peninsula, Neston is a charming market town that effortlessly combines picturesque surroundings with modern living. Known for its rich history, the town offers a blend of period properties, traditional cottages, and contemporary homes. Its idyllic location, just a short distance from the bustling cities of Chester and Liverpool, makes it a perfect choice for those seeking a peaceful retreat with easy access to urban amenities.

The town is set against the backdrop of scenic countryside and is close to the River Dee, providing ample opportunities for outdoor activities like walking, cycling, and birdwatching. Neston's charming high street features a variety of independent shops, cafes, and restaurants, creating a vibrant community atmosphere. With excellent local schools, healthcare facilities, and a strong sense of community, Neston is ideal for families, retirees, and commuters alike. The property is within walking distance of amenities including supermarkets,, independent retailers and doctor and dentist surgeries.

Schooling is well provided for with a good selection of schools nearby including Neston High School, Grammar schools in Caldy, West Kirby and Wirral, Birkenhead School and closer to Chester; Abbey Gate College and the Kings and Queens, Chester.

On the recreational front there are football, rugby, cricket and tennis clubs locally, sailing on the Dee Estuary and several golf courses including Heswall, Caldy and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree.

The A540 is approximately 1.5 miles away, this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester. Neston train station and bus links are close by making public transport an easy option for access to Liverpool & Chester.

Approximate Distances: Chester: 11 miles. Liverpool: 12 miles. Liverpool Airport: 30 miles. Manchester Airport: 39 miles. Manchester: 45 miles.

Entrance Hall

Kitchen
19'2 x 17'5 (5.84m x 5.31m)

Dining Area
19'2 x 14'1 (5.84m x 4.29m)

Snug
10 x 11'11 (3.05m x 3.63m)

W/C

Utility

Office
10 x 9'5 (3.05m x 2.87m)

Garage
17'1 x 17'6 (5.21m x 5.33m)

First Floor

Master Bedroom
8'11 x 13'3 (2.72m x 4.04m)

En-Suite

Second Bedroom
9'6 x 15 (2.90m x 4.57m)

Third Bedroom
8 x 13'4 (2.44m x 4.06m)

Fourth Bedroom
9'4 x 8 (2.84m x 2.44m)

Family Bathroom







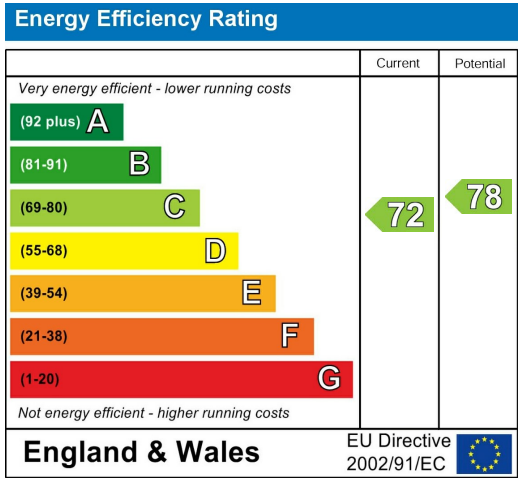


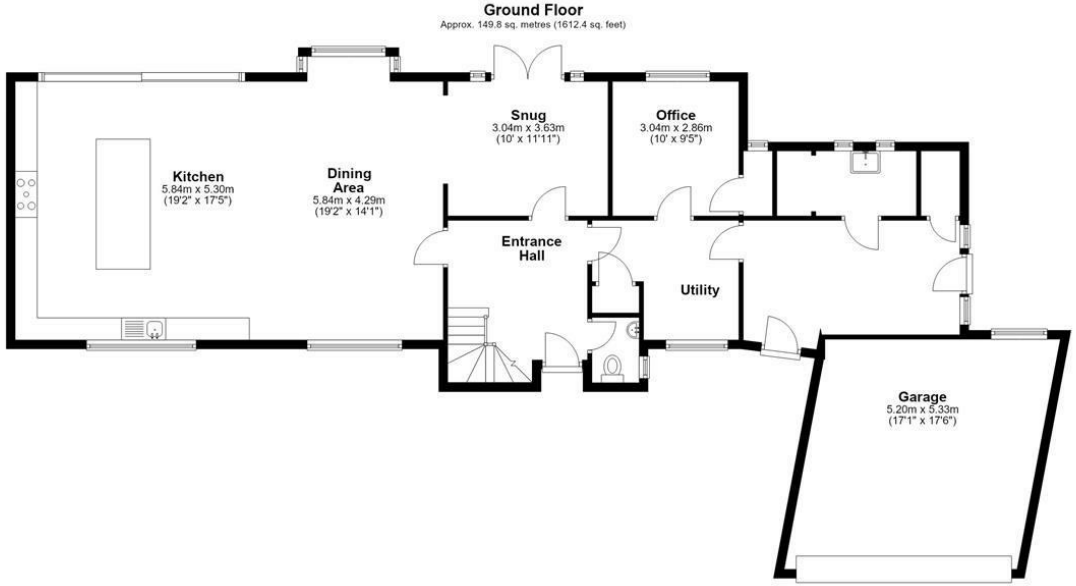


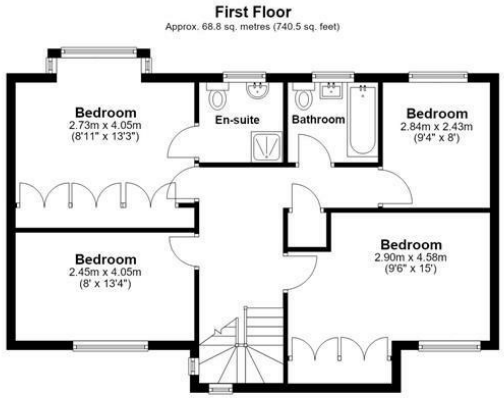




EPC & Floor Plan

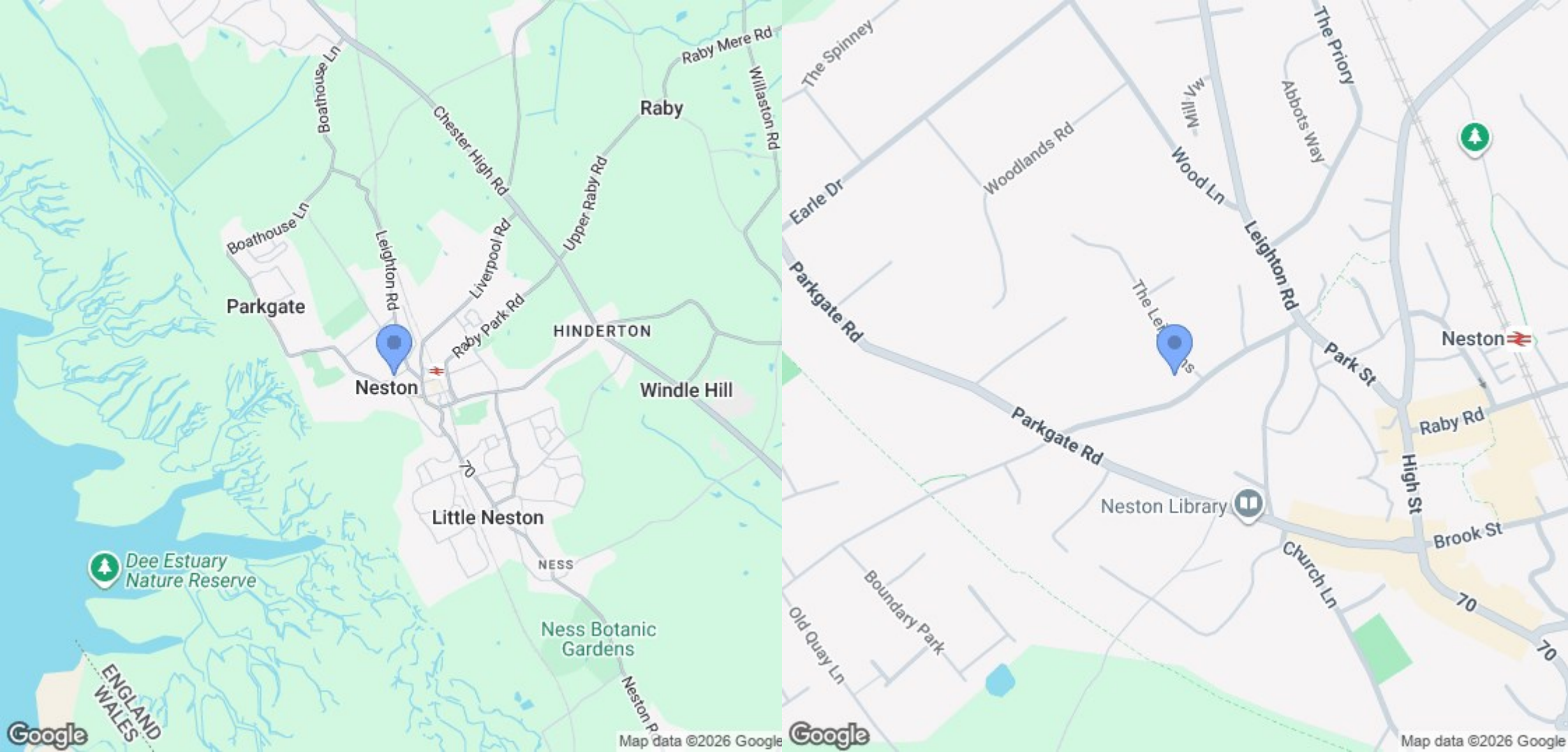






Total area: approx. 218.6 sq. metres (2352.9 sq. feet)

1 The Leightons, NESTON



Location Map

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