




Constables
SALES & LETTINGS

Orchard Lane

Puddington, Neston

£275,000



An impressive period property conversion located in the sought after village of Puddington with lovely views of the original walled garden of Puddington New Hall. The property has been skilfully divided into three separate dwellings, with this property occupying the ground floor of the right hand wing of the original hall. This charming property with spacious accommodation retains some impressive original features.

It enjoys a rural yet very accessible location. The property has its own private access at the front as well as an allocated parking space, garden and outbuilding for storage.

The accommodation comprises an entrance hallway, living room with open fire, dining room, kitchen, utility and cloakroom. There are two double bedrooms and a bathroom.

The property is offered for sale with no onward chain.

Constables

SALES & LETTINGS

- Spacious Ground Floor Property in Impressive Conversion
- Two Reception Rooms
- No Onward Chain
- Rural yet accessible location Surrounded by Open Farmland
- Garden & Outhouse
- Two Bedrooms
- Allocated Parking Area

Location

The delightful rural village of Puddington lies in a convenient location to the North-West of Chester on the Wirral Peninsula.

The nearby villages of Willaston and Neston provide a range of services for everyday needs including local shops, doctor's and dentist's surgeries with Neston also having a good selection of supermarkets. The cities of Chester and Liverpool are 8 and 15 miles respectively with a wide range of shopping and leisure facilities complemented by several out-of-town retail parks including Cheshire Oaks which is 8 miles distant.

Sporting and social activities are well catered for with Burton and Puddington Sports and Social Club and Gladstone Village Hall in the

village providing tennis courts, bowls and a cricket ground, also hosting the annual Village Summer Festival, together with cafes in both Puddington and Burton. Neston Cricket Club offers cricket, squash, hockey and tennis and other recreational and sporting activities in the area include sailing on the Marine Lake and Dee Estuary, golf at Heswall and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester, Bangor-on-Dee, and Aintree.

On the educational front there are several primary schools nearby including at Burton, Thornton Hough and Willaston, secondary schools including Wirral, Calday Grange and West Kirby Grammar Schools and a choice of private schooling notably at King's and Queen's in

Chester, Birkenhead School and Abbeigate College at Saughton.

It is well served by roads being within a short distance of the M53 and M56 motorways permitting easy access to all major areas of commerce throughout the Northwest. For travel further afield there is a 2 hour direct intercity rail service from Chester to London Euston, with connections at Crewe to multiple other destinations. Nearby Hooton station also offers a service into Liverpool Lime Street. For overseas travel both Liverpool and Manchester are served by international airports.

Accommodation

Vestibule Entrance

Hallway

Living Room

21'2" x 13'6" (6.45m x 4.11m)

Dining Room

21'7" x 9'4" (6.58m x 2.84m)

Inner Hallway

W.C.

8'11" x 2'7" (2.72m x 0.79m)

Kitchen

9'1" x 7'4" (2.77m x 2.24m)

Utility Room

9'6" max x 6'10" max (2.90m max x 2.08m max)

Bedroom One

12'62 x 11'8" (3.66m x 3.56m)

Bedroom Two

14'2" into ward x 7'9" (4.32m into ward x 2.36m)

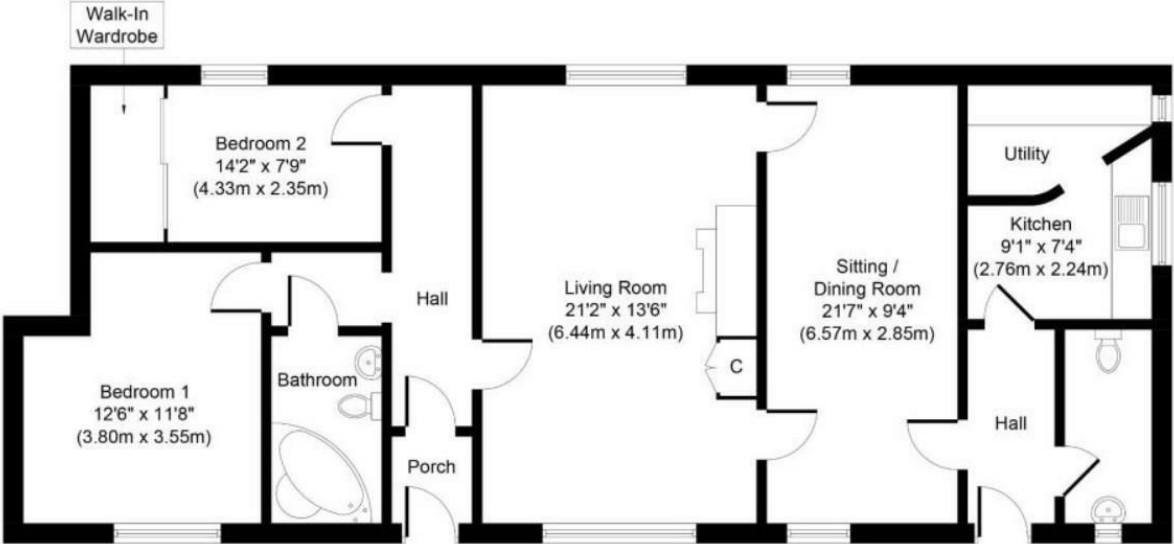
Bathroom

8'7" x 3'10" (2.62m x 1.17m)

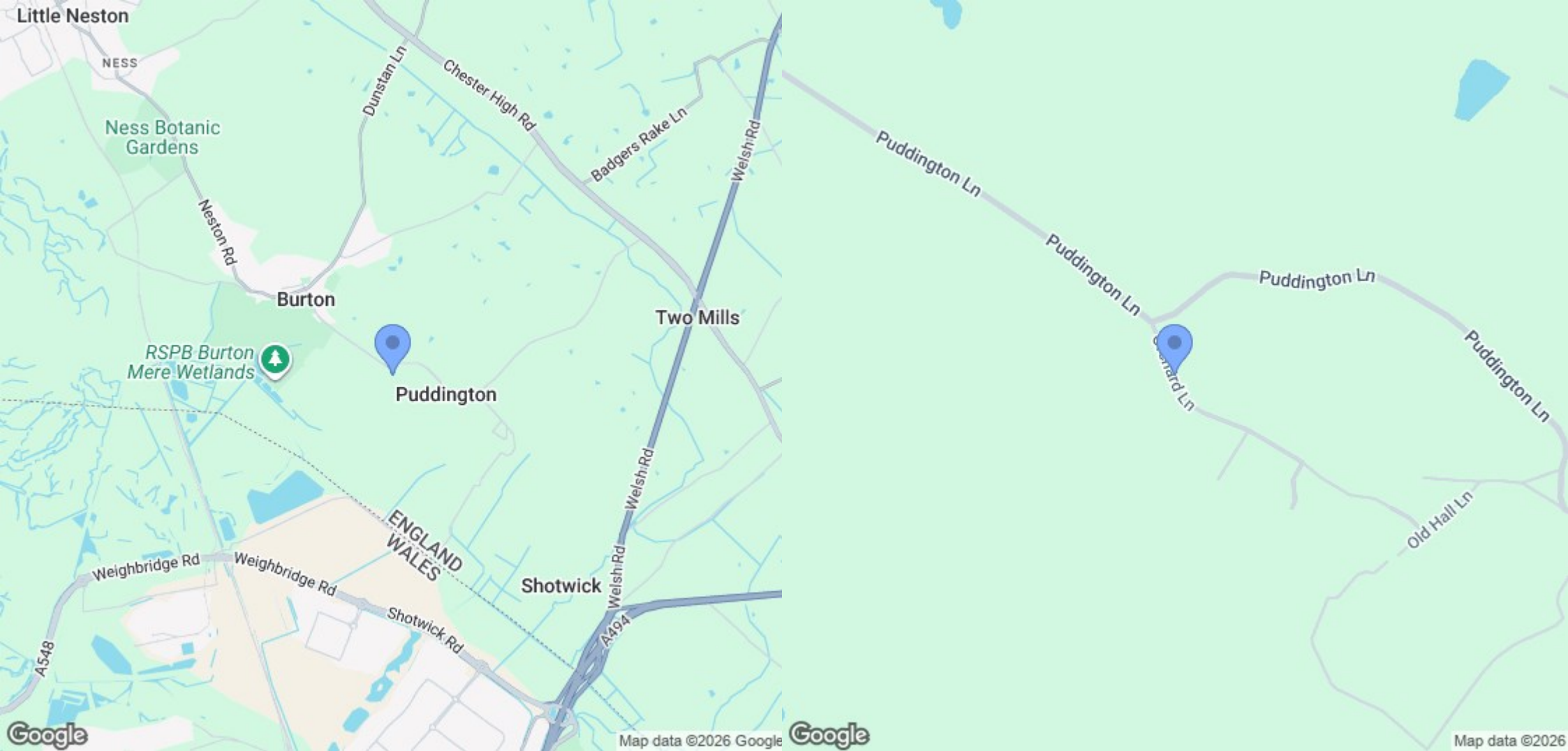




EPC & Floor Plan



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Location Map

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