



Constables
SALES & LETTINGS

Blackeys Lane , Neston

£490,000

A photograph of the exterior of a house with a light-colored pebbledash finish. On the left, a large multi-paned window is visible. A black lantern-style light fixture is mounted on the wall. A dark sign with white text reads '9 Pengwern Cottage'. To the right, a white-framed bay window and a white front door with a decorative glass panel are shown. A black downspout runs vertically next to the door. In the foreground, there are flower pots with red and pink flowers. The roof is dark grey tiled.

Occupying a generous plot on the ever-popular Blackeys Lane, this beautifully presented and extended four-bedroom detached residence blends the charm and character of its early 1900s origins with the space and practicality required for modern family living. Retaining a wealth of period features throughout, the property enjoys an enviable position just a short stroll from Neston town centre, excellent local amenities, highly regarded schools and convenient transport links.

The accommodation is both spacious and versatile, beginning with a welcoming entrance hall that leads to a generous lounge, a well-appointed farmhouse-style kitchen with Belfast sink and range cooker, and an impressive open-plan family room. Featuring a wood-burning stove, roof lantern windows and bi-folding doors opening onto the garden, this outstanding living space is perfectly designed for everyday family life and entertaining alike. A ground floor WC completes the accommodation.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with fitted storage and a further bedroom benefiting from a walk-in wardrobe. A particularly spacious family bathroom serves the first floor.

Externally, the property continues to impress with a substantial block-paved driveway providing ample off-road parking, an attached garage and attractive front gardens. To the rear is a generous, private garden, predominantly laid to lawn with mature borders, a large patio ideal for outdoor dining and entertaining, and a summerhouse.

Properties of this style, character and location rarely become available, and an early viewing is highly recommended.



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- Four bedroom detached family home
- Character features throughout
- Sought-after Blackkeys Lane location
- Private rear garden with garage
- Stunning open-plan family living space
- Walk to Neston town centre and schools

Entrance Porch

7'02 x 5'03 (2.18m x 1.60m)

Entrance Hall

12'11 x 7'00 (3.94m x 2.13m)

Lounge

16'03 x 13'02 (4.95m x 4.01m)

Kitchen

16'03 x 11'08 (4.95m x 3.56m)

Family Room

19'02 x 16'11 (5.84m x 5.16m)

W/C

2'7" x 5'1" (0.79m x 1.55m)

First Floor**Master Bedroom**

17'05 x 12'00 (5.31m x 3.66m)

Second Bedroom

13'03 x 9'10 (4.04m x 3.00m)

Third Bedroom

9'00 x 8'05 (2.74m x 2.57m)

Fourth Bedroom

8'02 x 8'11 (2.49m x 2.72m)

Bathroom

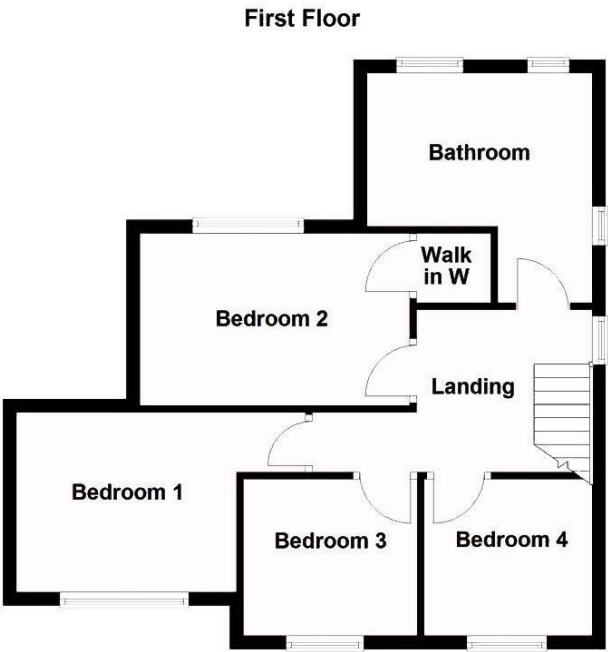
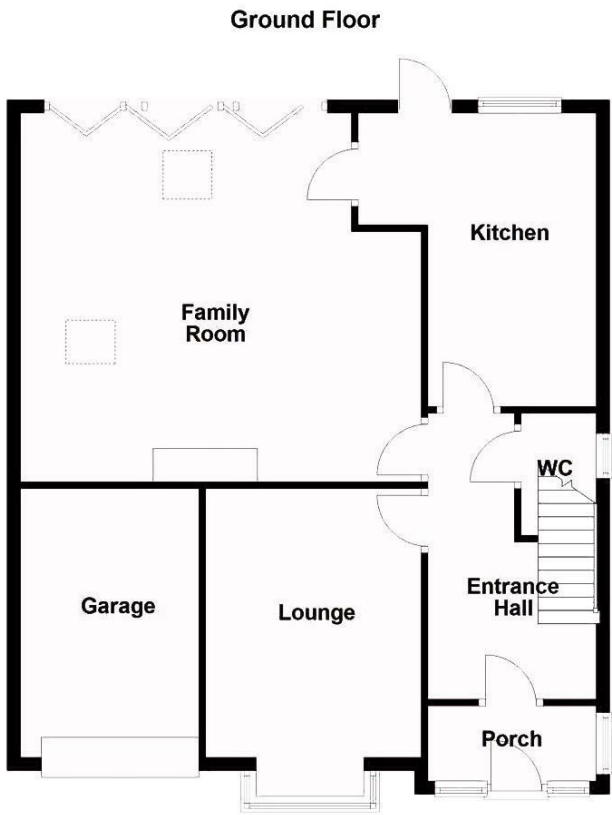
14'05 x 11'05 (4.39m x 3.48m)

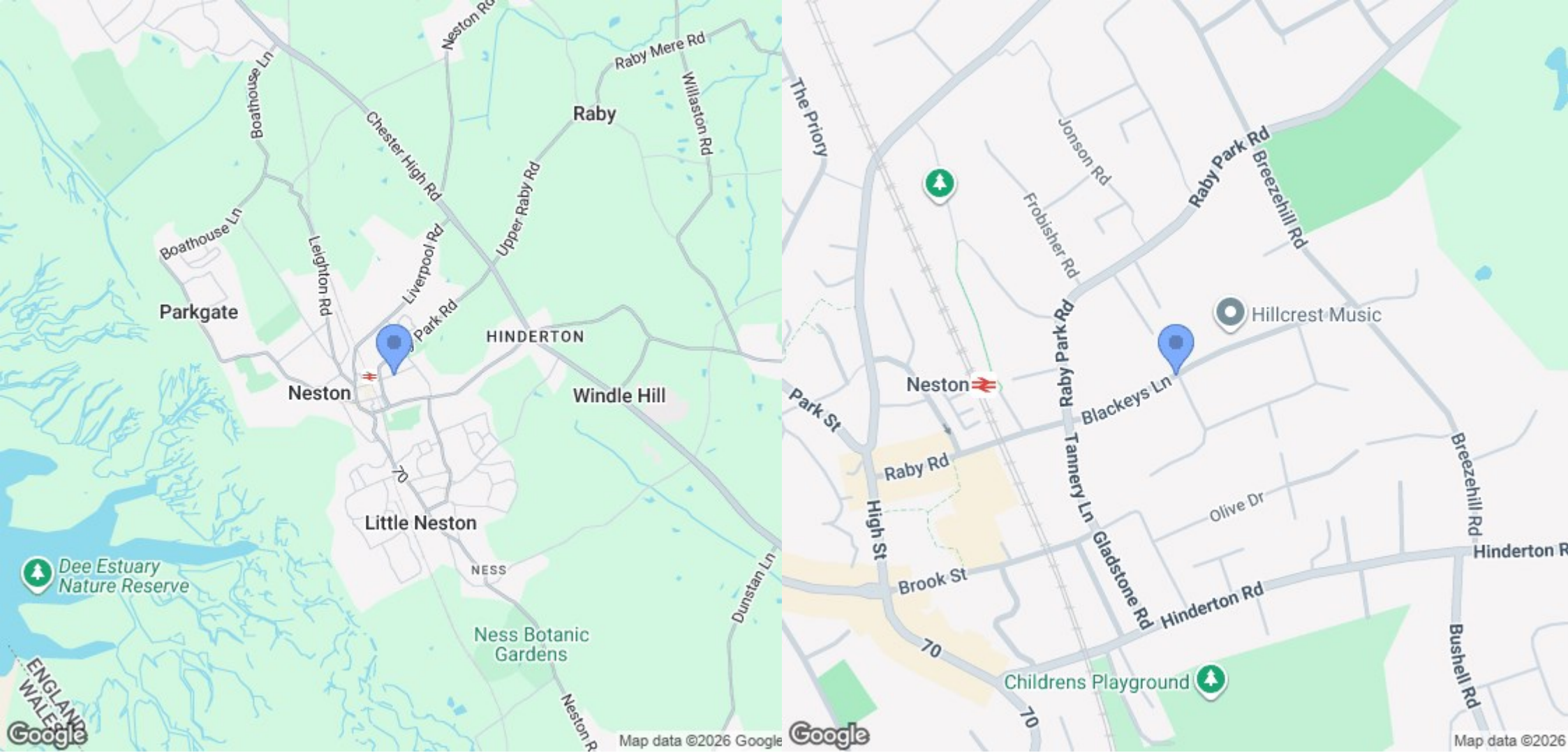
Integral Garage



EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





Location Map

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