



Constables
SALES & LETTINGS

Victoria Road

Little Neston, Neston

£760,000

This exceptional three-bedroom residence in Little Neston seamlessly combines period charm with contemporary design, blending a Grade II listed 17th-century home with a striking modern extension by Azurri Architects. The result is a home of real character and quality, where original features sit comfortably alongside high-spec modern finishes.

The property has been thoughtfully restored, retaining key features including exposed beams and the original cruck frame, complemented by sandstone walls, oak flooring, and solid oak internal doors. Modern upgrades such as underfloor heating with smart home control system and an integrated sound system ensure everyday comfort without detracting from the home's heritage.

The property is approached via a private lane, leading through electric gates to a gravelled courtyard and garage. The main entrance is set within a glazed link, opening into a welcoming reception space with a log-burning stove. The kitchen/dining room has been recently fitted (2024) to a high standard, featuring a central island, quality appliances including double ovens, warming drawer, integrated dishwasher and wine cooler, and a layout ideal for both day-to-day living and entertaining. This space flows into a spacious main reception room with a granite fireplace and bi-folding doors opening onto the garden and a wall-mounted integrated five-speaker sound system.

The principal bedroom offers a vaulted ceiling, en-suite and dressing room, while two further double bedrooms provide flexible accommodation, with potential to convert the garage if required.

Externally, the sweeping gardens are private and well-designed and offer multiple aspects, seating and nooks, Kandla grey stone patio, lawn, mature planting, substantial and modern summer house (2023), brick-built pizza oven and log store.



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- Stunning Period Property
- Architecturally Designed
- Original Character Features
- Incredibly Private Plot with Gated Entrance
- Three Double Bedrooms
- Large Open Plan Kitchen-Dining Room
- Lounge & Additional Reception Room
- Beautifully Landscaped Gardens
- Externally Lighting Front and Rear

Location

The property is located along a quiet lane in a highly sought after area close to the village of Little Neston and Neston town centre. Neston offers an excellent range of amenities including supermarkets, independent retailers, and a number of restaurants, pubs and cafes. A weekly market is held on a Friday. There are bus links and a train station in the town centre. Schooling is well provided for with a good selection of schools nearby including Neston High School, Grammar schools in Calday, West Kirby and Wirral, Kingsmead at Hoylake, Birkenhead School, closer to Chester; Abbey Gate College and the Kings and Queens, Chester.

On the recreational front there are football, rugby, hockey, 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 via Liverpool Road 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.

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

Entrance

16'11" x 8'11" (5.16m x 2.72m)

Reception Room

17'6" x 12' (5.33m x 3.66m)

Kitchen-Dining Room

29'9" x 15'10" (9.07m x 4.83m)

Lounge

16'8" x 16'3" (5.08m x 4.95m)

Bedroom One

17'2" x 13'11" (5.23m x 4.24m)

En-suite

10'6" x 7'1" max (3.20m x 2.16m max)

Dressing Room

11'4" x 7'8" (3.45m x 2.34m)

Bedroom Two

11'8" x 9'9" (3.56m x 2.97m)

Bedroom Three

10' x 11'7" (3.05m x 3.53m)

Bathroom

8'3" x 8'1" (2.51m x 2.46m)

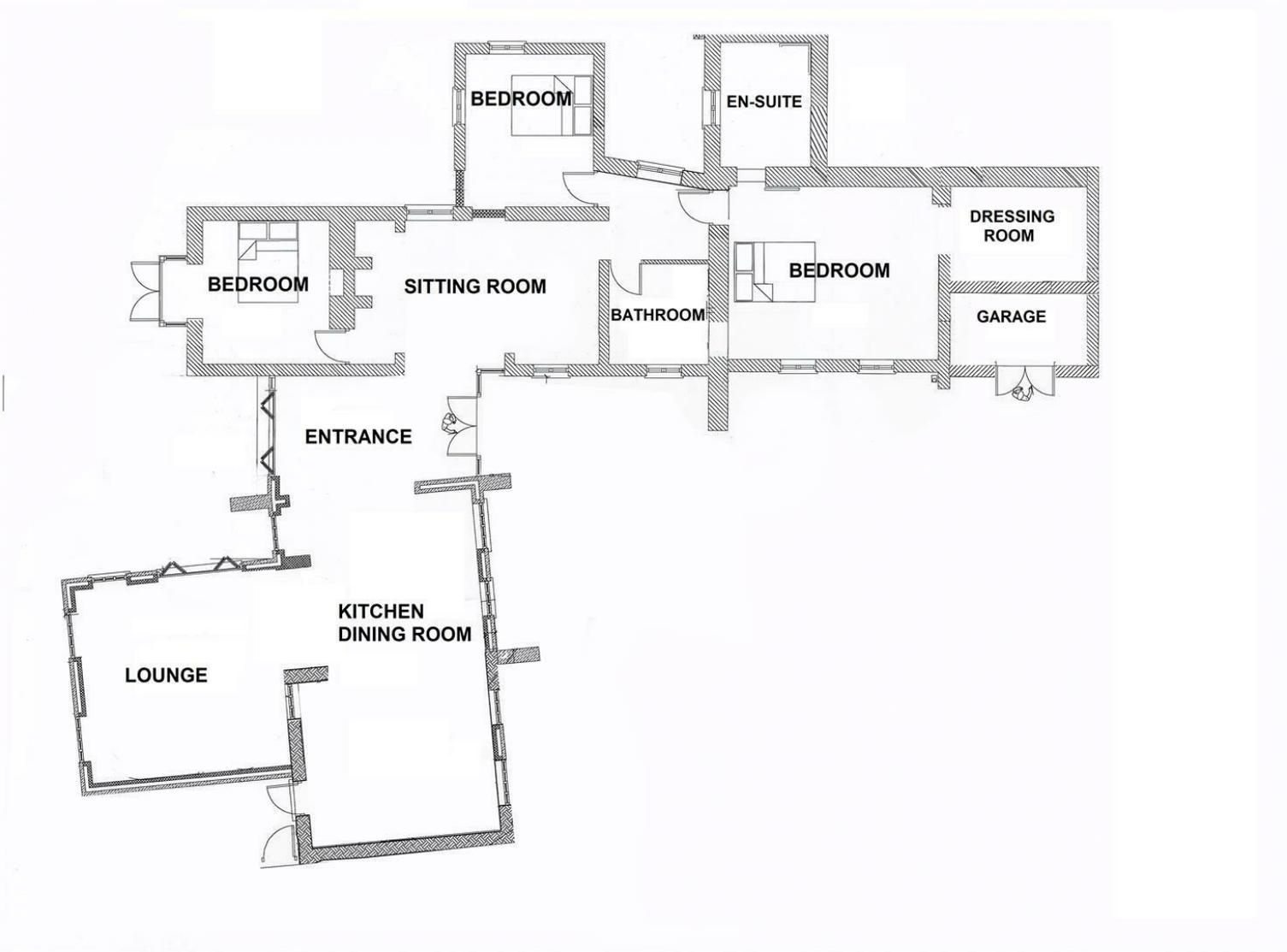
Garage

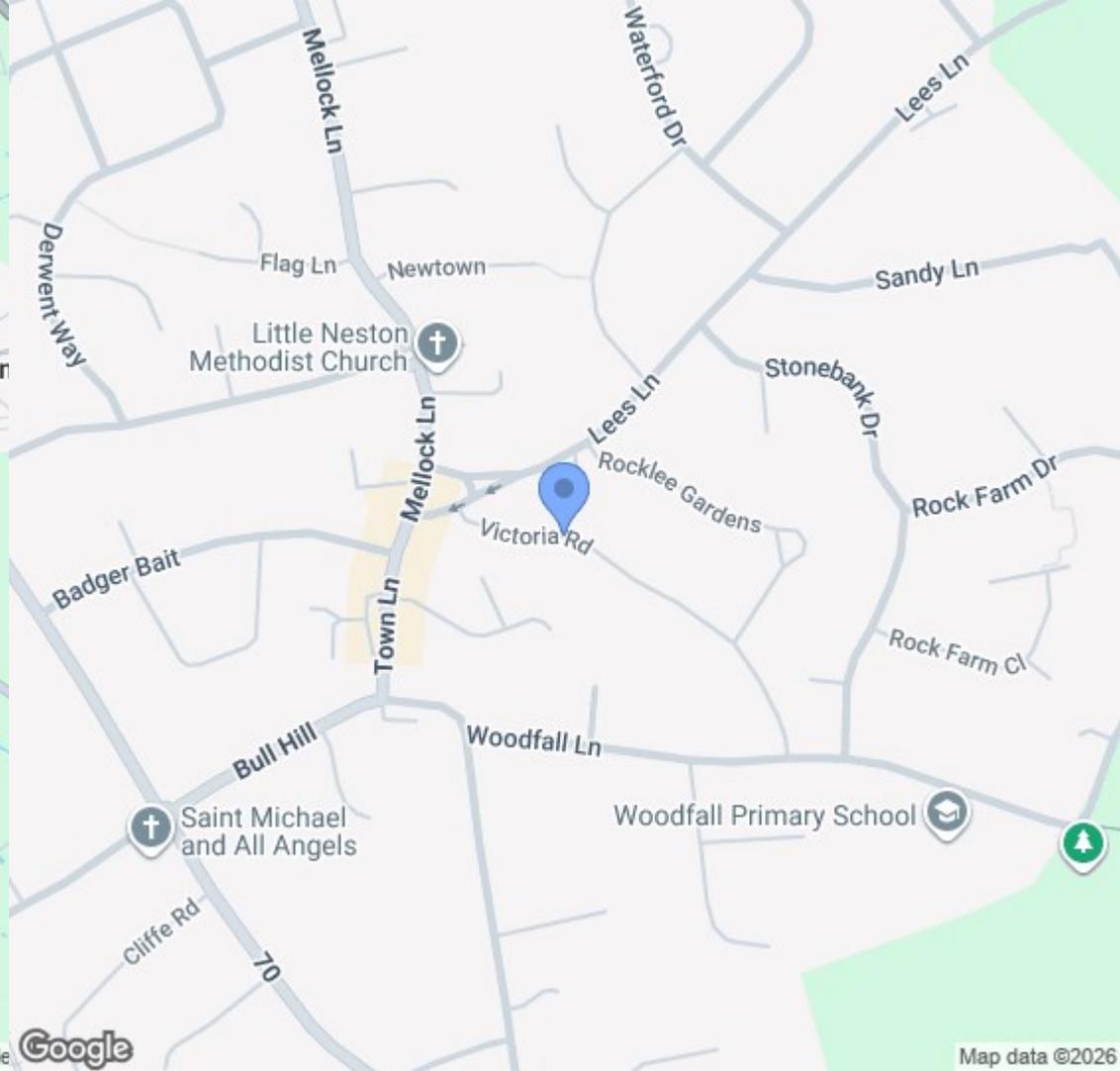
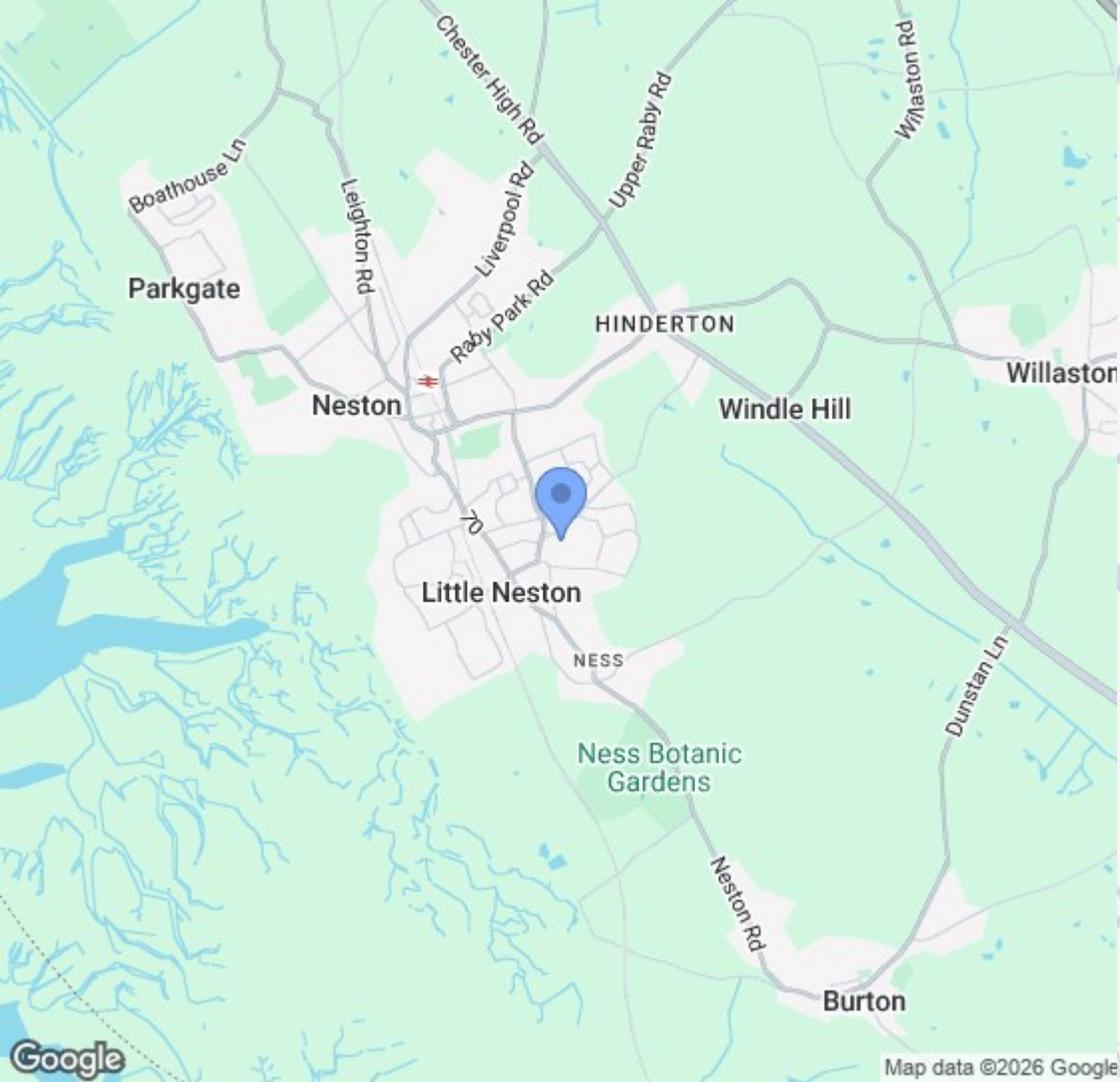
14'4" x 7'3" (4.37m x 2.21m)





EPC & Floor Plan





Location Map

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