




Constables
SALES & LETTINGS

Old Barn Lane

Willaston, Neston

£625,000



Constables is delighted to present this truly unique mews barn conversion to the sales market. Tucked away within the heart of the ever-popular village of Willaston, this impressive four-bedroom home combines character features with stylish modern living, all set within an exclusive gated courtyard development close to local amenities and excellent transport links.

The accommodation is arranged over three floors and begins with a welcoming entrance hall where exposed beams immediately create a warm and authentic barn feel. The ground floor also benefits from a useful utility room and downstairs W.C., providing practical spaces for modern family life.

At the heart of the home is the superb open-plan living space. The lounge is bright and spacious, with bi-fold doors opening onto the private patio terrace and beautifully maintained communal courtyard beyond. Flowing seamlessly through to the fitted kitchen and dining area, this sociable layout is ideal for both everyday living and entertaining. The kitchen offers ample storage and workspace, while the dining space comfortably accommodates family meals and gatherings with friends.

To the upper floors are four well-proportioned bedrooms, offering flexibility for families, guests or those working from home. The principal bedroom provides an impressive retreat complete with dressing room and en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property benefits from allocated parking within the secure gated mews. The private patio terrace provides an attractive outdoor seating area overlooking the communal courtyard, offering low-maintenance outdoor living in a peaceful setting.

This distinctive home is perfectly suited to professionals, downsizers or buyers seeking something a little different. Combining charm, character and generous proportions with the convenience of secure, low-maintenance living.



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- Four Bedroom Barn Conversion
- Exclusive Gated Courtyard Setting
- Master Bedroom with Dressing Room & En-suite
- Open Plan Kitchen-Living Space
- Exceptional Presentation Throughout
- Secure Allocated Off Road Parking
- Heart of Willaston Location

Location

The property is located in a highly sought after area and is situated within walking distance of the sought after village of Willaston which provides a comprehensive range of local services for everyday needs including convenience store, café, deli, bakery, two village pubs, doctor and dentist surgeries and a primary school. Heswall and Neston are the nearest towns which provide a wider choice of shopping together with high street banks and supermarkets. The property is also conveniently placed for Chester and Liverpool which offer a wide range of shopping, schooling and leisure facilities.

There is a well-regarded primary school in Willaston together with

several grammar schools in Wirral including West Kirby, Calday and Wirral complemented by various independent schools nearby including Birkenhead and The Firs and Kings and Queen's schools in Chester.

On the recreational front there is a variety of sporting activities in the area including sailing and windsurfing on the Marine Lake and Dee Estuary, golf clubs at Caldy, Heswall and Royal Liverpool at Hoylake. Rugby at Caldy and on the edge of Thornton Hough and The Neston Club offers cricket, hockey, tennis and squash.

Communications

The property benefits from excellent road communications being 3 miles from the M53 motorway which provides fast

access to Liverpool and Chester and connects with the national motorway network including the M56 for travel to Manchester. There is a rail link from Hooton and Eastham Rake to Liverpool & Chester from which there is a sub 2hr intercity service to London Euston and both Liverpool and Manchester are served with international airports. Approximate distances: Chester 10 miles. Liverpool 10 Miles. Manchester 43 miles.

Entrance Hall

Downstairs W/C

Utility

7'3 x 7'2 (2.21m x 2.18m)

Lounge

23'2 x 16'4 (7.06m x 4.98m)

Kitchen / Dining Room

18'1 x 10'8 (5.51m x 3.25m)

First Floor

Master Bedroom

12'4 x 8'3 (3.76m x 2.51m)

En-suite

8'3 x 3'7 (2.51m x 1.09m)

Dressing Room

8'2 x 6'10 (2.49m x 2.08m)

Second Bedroom

9'8 x 7'7 (2.95m x 2.31m)

Third Bedroom

9'9 x 9'8 (2.97m x 2.95m)

Fourth Bedroom

9'11 x 7'1 (3.02m x 2.16m)


Bathroom

7'2 x 4'5 (2.18m x 1.35m)



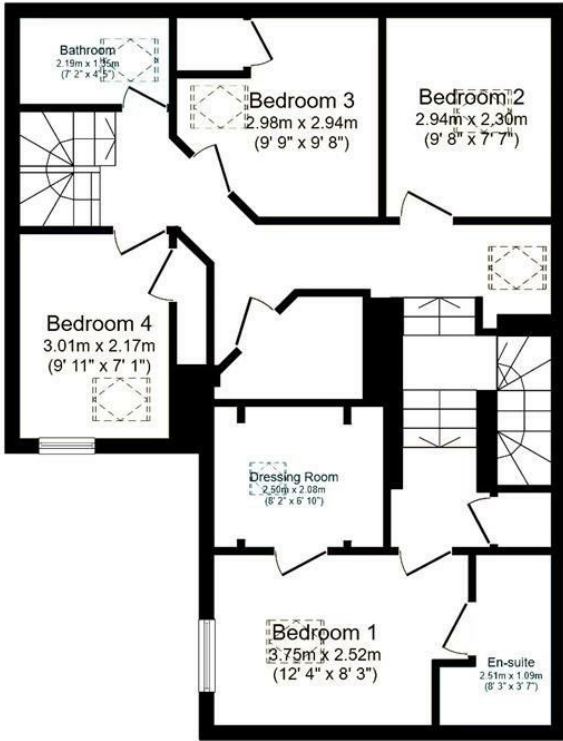


EPC & Floor Plan

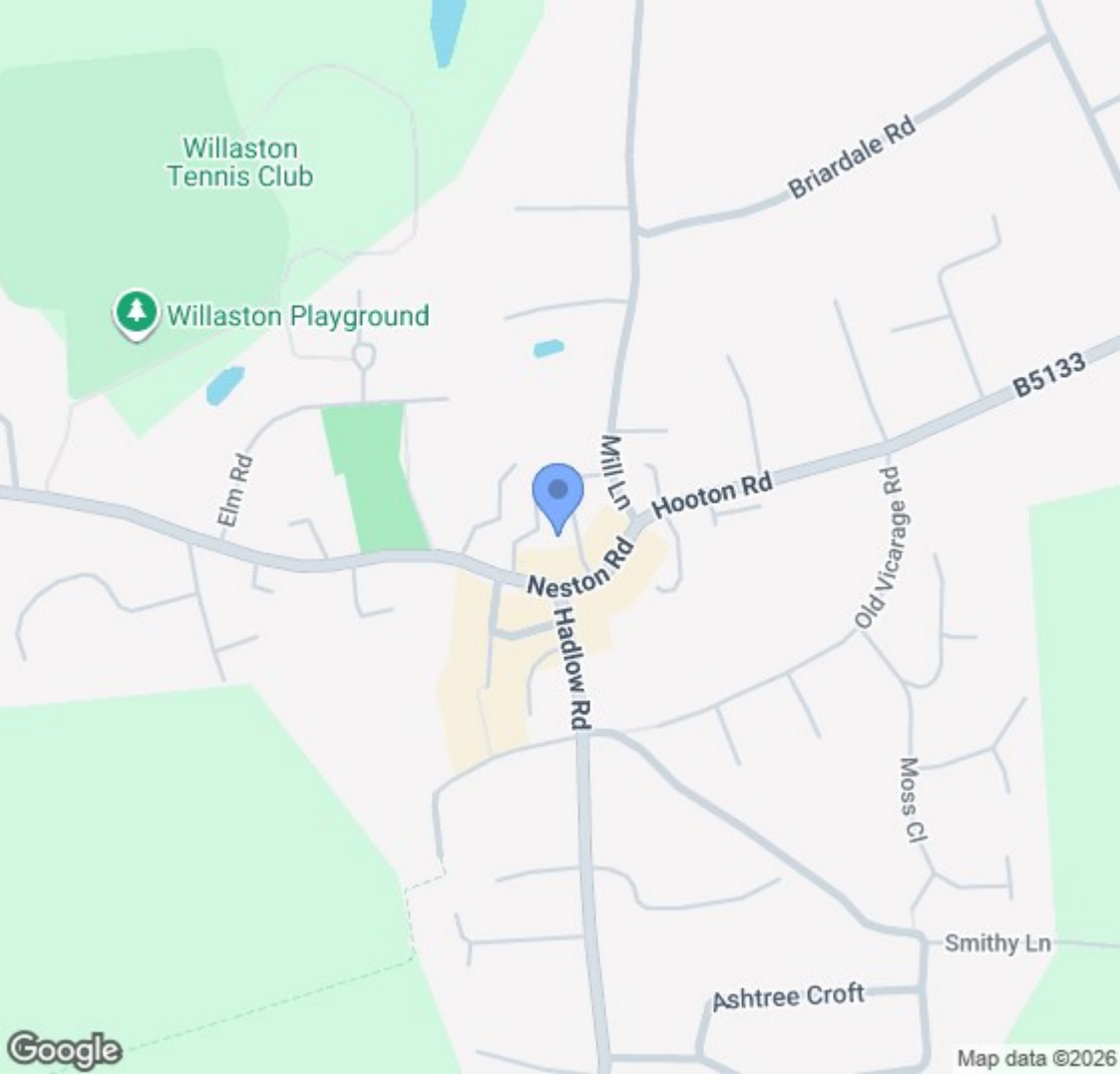
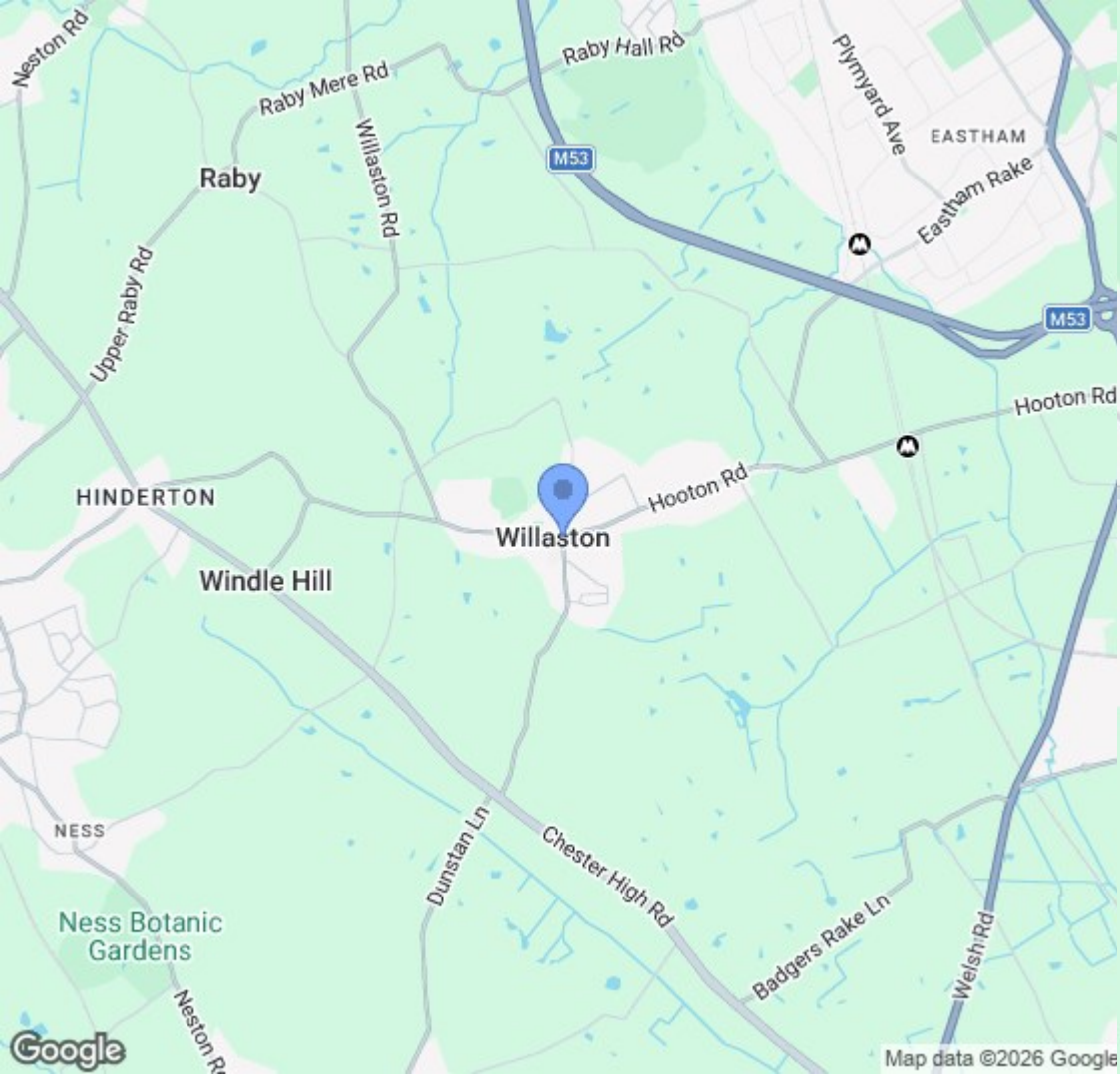
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



Location Map

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