




Constables
SALES & LETTINGS

Beacon Lane

Heswall, Wirral

£475,000



Dating back to 1895, Lingside is a beautifully reimagined period cottage that has been meticulously refurbished and extended to create a home of exceptional quality. The house retains the warmth and character of its heritage while offering light-filled interiors, contemporary finishes and thoughtfully designed living spaces.

Tucked away along a quiet lane just off Telegraph Road, the property enjoys a highly sought-after location. Heswall town centre, with its wide selection of restaurants, cafés, bars and independent shops, is within easy reach, while The Beacons woodland sits directly beside the house, providing an idyllic backdrop for daily walks.

The ground floor has been remodelled to form an expansive open-plan arrangement. A bay-fronted living area centres around a log-burning stove, flowing into a dining space where glazed doors open directly onto the rear garden. The adjoining kitchen is fitted with bespoke cabinetry, granite work surfaces and a full range of integrated appliances, while a breakfast/snug area positioned at the rear frames views of the landscaped garden. An entrance porch, welcoming hallway and cloakroom complete the ground floor.

The first floor is arranged around a central landing, leading to three generously proportioned bedrooms and a well-appointed family bathroom.

Externally, the property occupies a sizeable plot. To the front, a block-paved driveway provides ample off-street parking. To the rear, a beautifully landscaped, tiered garden extends across multiple levels, with formal lawns, mature planting and a series of seating terraces designed for outdoor dining and relaxation.

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- Impressive Period Cottage
- Modern Kitchen & Bathroom
- Off Road Parking
- Fully Renoavted
- Three Good Sized Bedrooms
- Highly Sought After Location
- Fantastic Open Plan Living Space
- Beautifully landscaped Tiered Garden
- Early Viewing Essential

Entrance Hallway

Cloakroom

Kitchen-Living Space

17'5" x 11'5" (5.31m x 3.48m)

Dining Area

Lounge

12'6" max x 11'3" (3.83m max x 3.45m)

Landing

Bedroom One

12'1" x 10'2" (3.70m x 3.10m)

Bedroom Two

7'5" x 11'9" max (2.27m x 3.59m max)

Bedroom Three

8'5" x 8'5" (2.59m x 2.58m)


Bathroom

7'6" x 7'7" (2.29m x 2.33m)

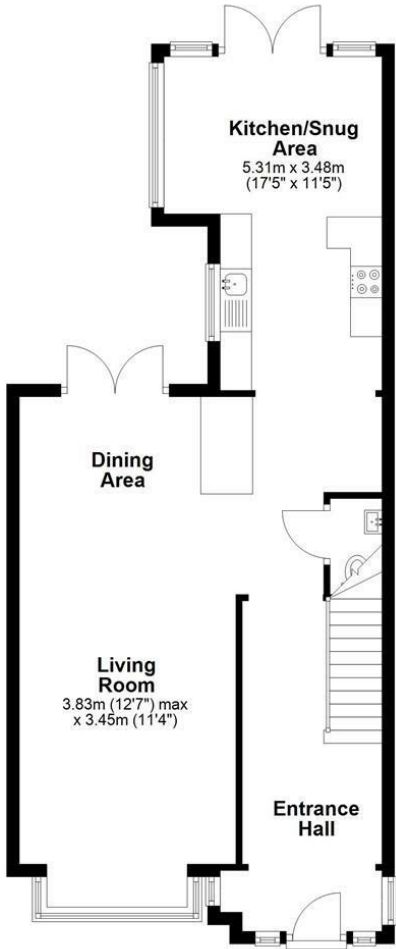




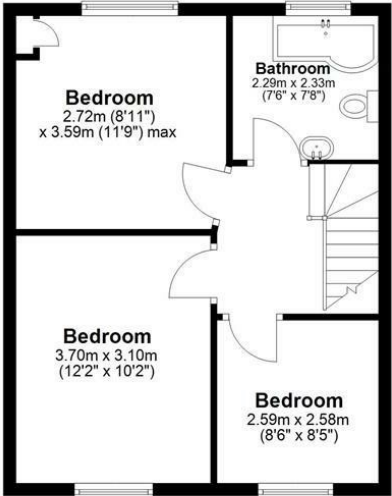
EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

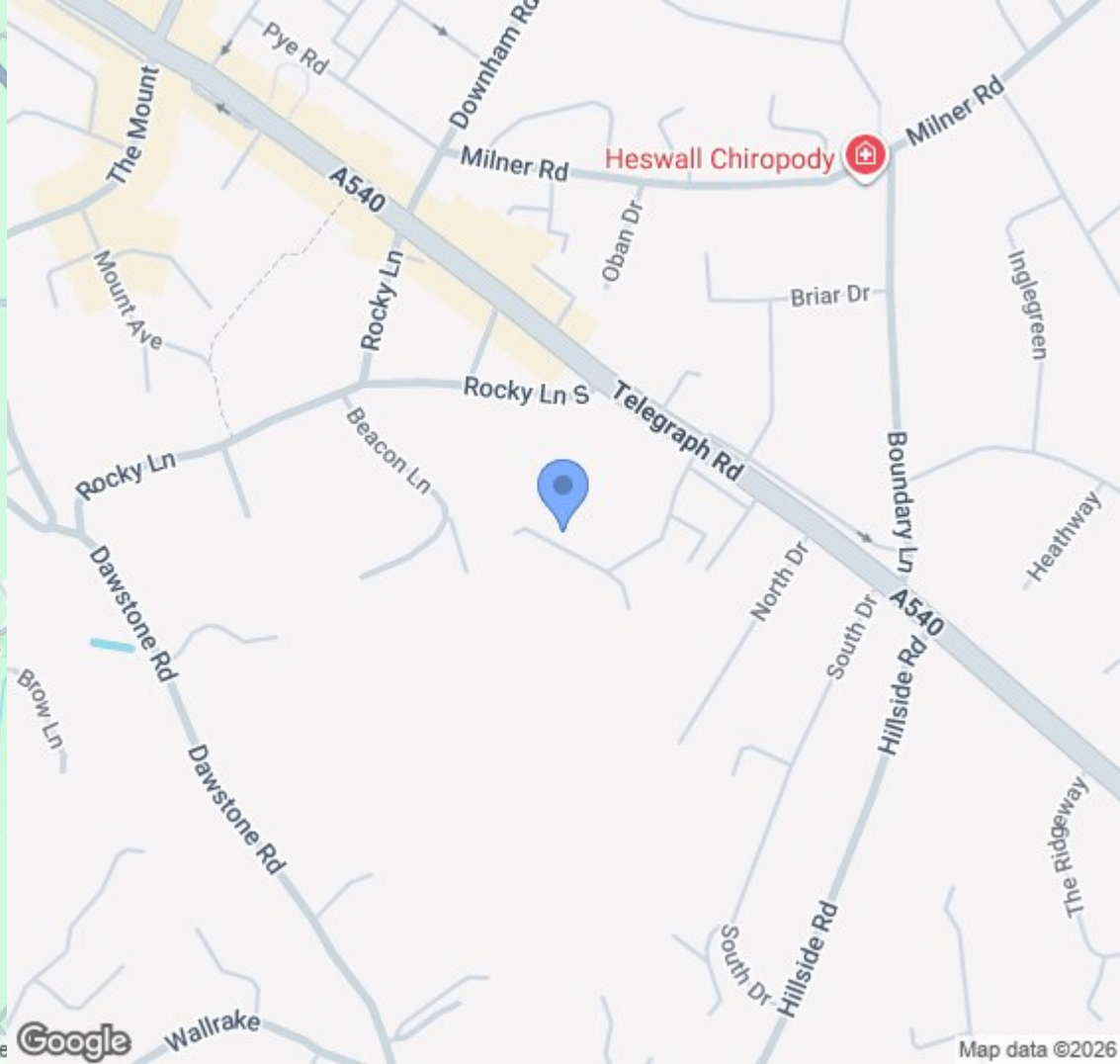
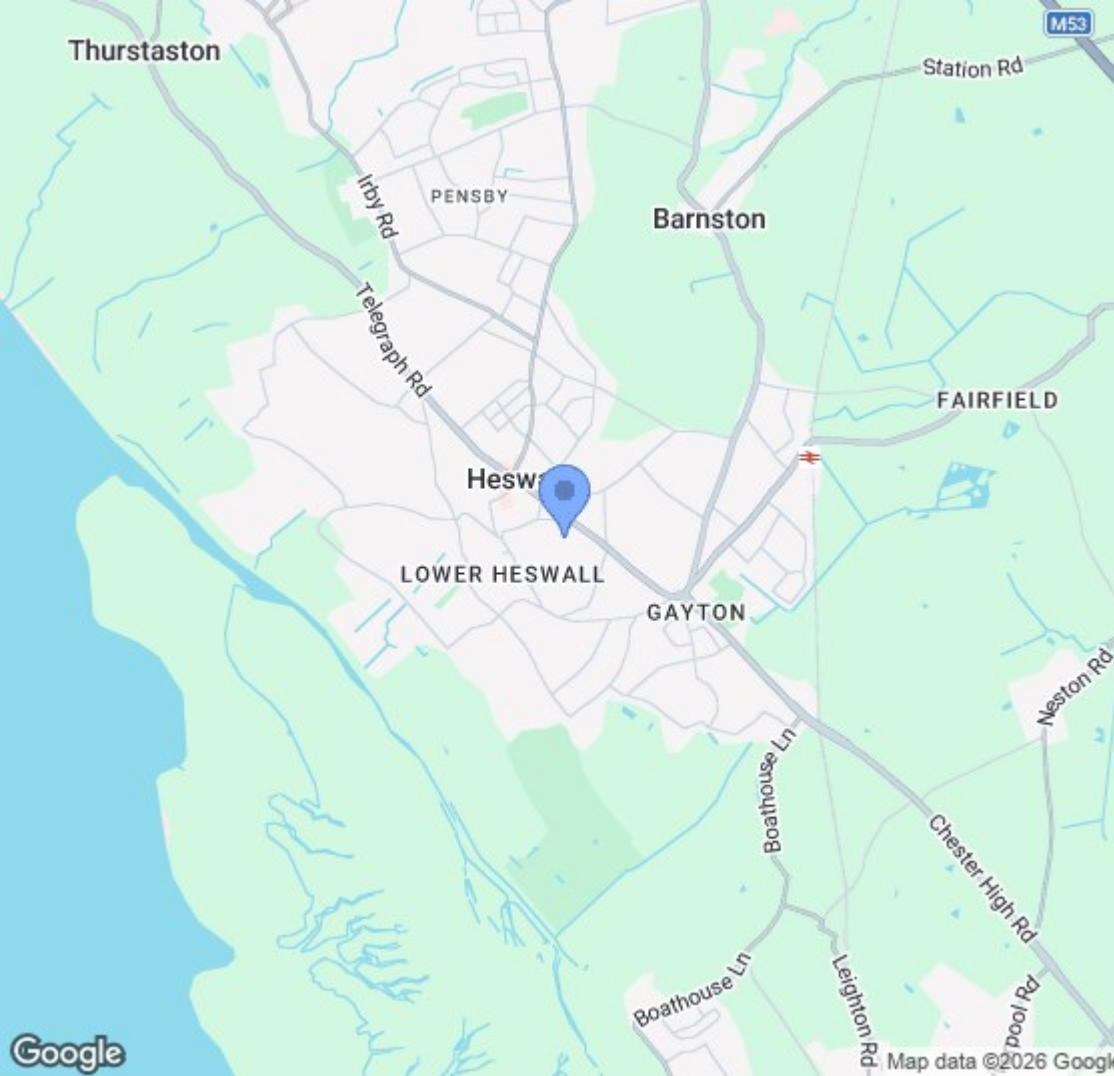
Ground Floor
Approx. 62.6 sq. metres (673.6 sq. feet)



First Floor
Approx. 43.0 sq. metres (462.6 sq. feet)



Total area: approx. 105.6 sq. metres (1136.2 sq. feet)
14 Beacon Lane, Heswall, WIRRAL



Location Map

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