DRAFT DETAILS

Constables
SALES & LETTINGS

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Legard Benty Heath Lane

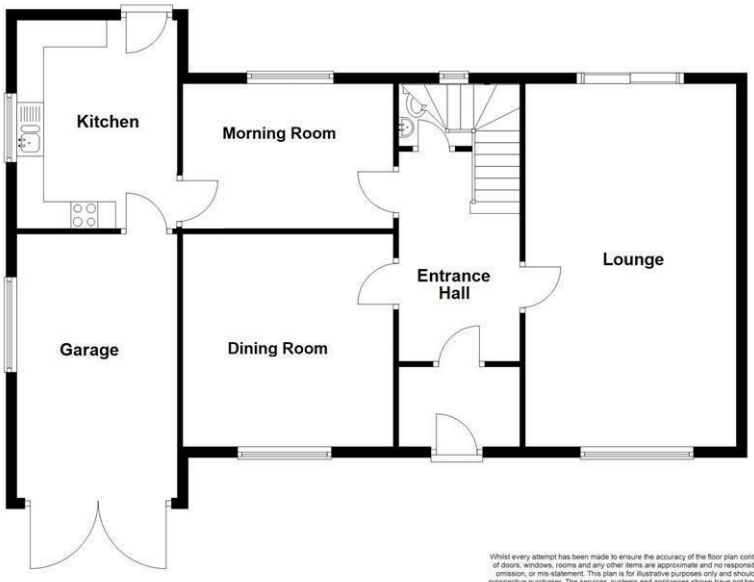
£775,000



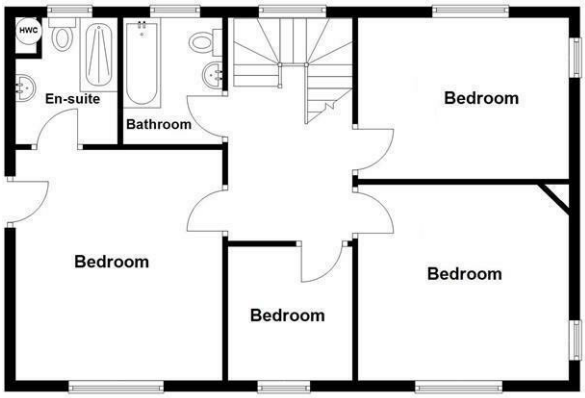
- Detached Period Residence
- Four Bedrooms
- Two Bathrooms & Cloakroom
- Three Reception Rooms
- Extensive Plot with Lawns & Lake
- Highly Sought After Location
- No Onward Chain
- Viewing Strictly by Appointment

Legard is a distinguished detached period residence, discreetly positioned in a peaceful semi-rural yet exceptionally convenient location, on one of the area's most exclusive and rarely available country lanes, just beyond the charming village of Willaston, Cheshire.

Ground Floor



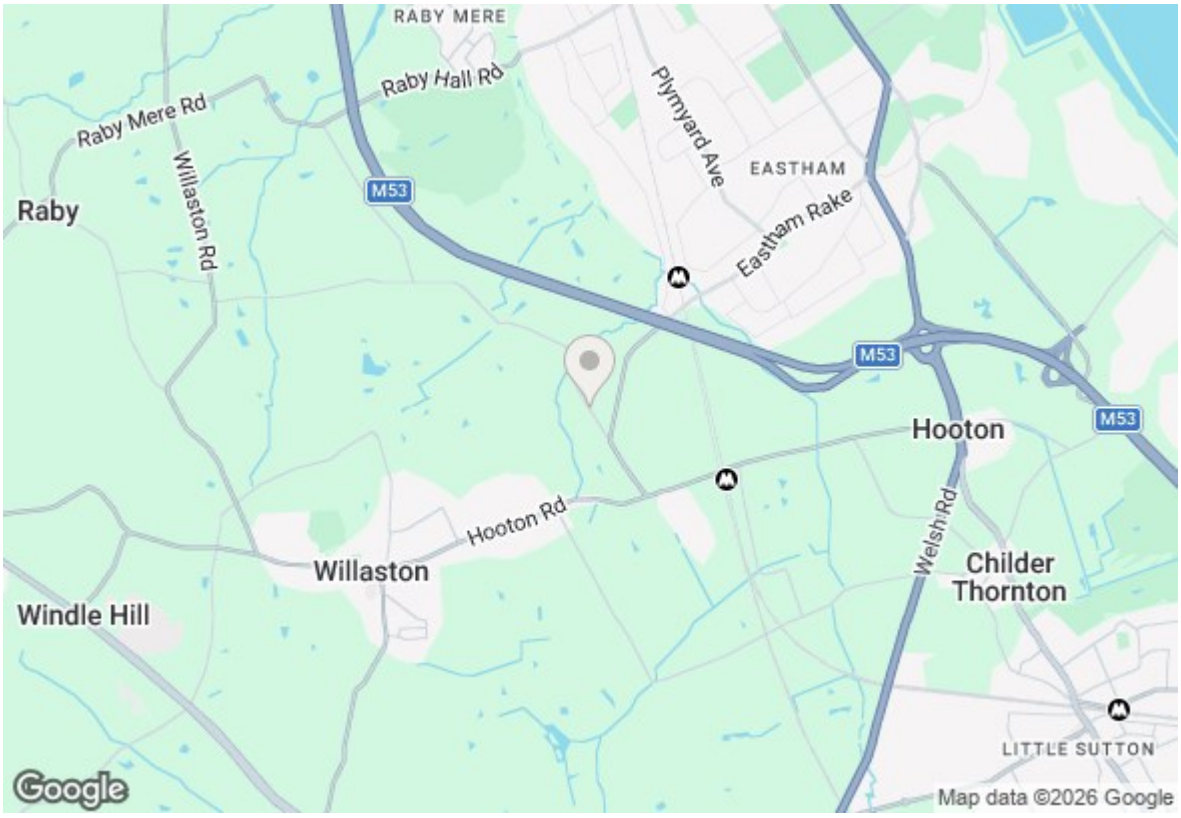
First Floor



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		



Property Description
Set back from the road, the house is approached via a tarmac driveway leading to a generous parking and turning area and garage, immediately creating a sense of privacy and seclusion. The property occupies an established and picturesque plot extending to approximately one acre, with expansive lawns, mature trees and planting, and a tranquil lake that forms a stunning natural focal point. The gardens provide a wonderful sense of space and connection to nature, ideal for outdoor living, entertaining or simply enjoying the changing seasons. A number of discreetly positioned storage sheds offer practical functionality.

Internally, the property offers impressive and versatile accommodation, retaining much of its original character while providing generous living space ideal for modern family life and entertaining. The welcoming vestibule leads to a cloakroom and a central hallway with attractive wood block flooring, which continues into a substantial lounge stretching the length of the house. This superb living space enjoys views across the gardens, and has patio doors opening directly onto the outdoor entertaining areas.

Further reception rooms include a formal dining room and a separate morning room, offering flexibility for both everyday living and hosting guests. The well-appointed kitchen is fitted with an excellent range of storage units and integrated appliances including a double oven, hob, dishwasher and washing machine. Doors from the kitchen provide convenient access to both the gardens and the garage, which houses a Vaillant combi boiler.

To the first floor, there are four well-proportioned bedrooms, all enjoying pleasant outlooks over the surrounding grounds. The principal bedroom benefits from built-in wardrobes and a modern en-suite with walk-in shower, while the remaining bedrooms are served by a family bathroom.

Offered to the market with no onward chain, Legard represents a rare opportunity to acquire a premium period home in one of Cheshire's most desirable village locations.
Viewing is strictly by appointment.

Location
Legard occupies an extremely private and secluded position on the highly sought after Benty Heath Lane, Willaston. It is situated within a mile and a half of the village of Willaston which provides a comprehensive range of local services for everyday needs including a convenience store, café, deli, bakery, two village pubs, doctor and dentist surgeries and a primary school.

Heswall and Neston are a few miles away which provide a wider choice of shopping together with high street banks and supermarkets.
Legard is conveniently placed for Chester and Liverpool which offer a wide range of shopping, schooling and leisure facilities.

Schooling is well provided for with a good selection of schools nearby including Neston High School and a well-regarded primary school in Willaston. There are grammar schools in Calday, West Kirby and Wirral, Birkenhead School and closer to Chester; Abbey Gate College and the Kings and Queens, 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 four 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: 11 miles. Manchester: 48 Miles.

Accommodation

Vestibule Entrance

Hallway

W.C.

Lounge
22'2" x 12'10"

Dining Room
12'9" x 12'9"

Morning Room
8'9" x 12'10"

Kitchen
12'8" x 9'8"

Landing

Bedroom One
13'4" x 12'10"

En-Suite
7'6" x 6'3"

Bedroom Two
11'10" x 12'9"

Bedroom Three
9'9" x 12'9"

Bedroom Four
8'2" x 7'3"

Bathroom
6'1" x 7'5"

Garage
16'8" x 10'0"





















































