



Hooton Road, Neston, CH64 1SJ

£1,295,000

5 Bedroom 3 Reception 3 Bathroom E

Substantial Detached Family Property - No Onward Chain - Extremely Prestigious Location - Expansive Circa 6.5 Acres of Land With Stables

Hewitt Adams are excited to offer a rare opportunity to the market 'Penny Family Farm' a deceptively spacious, detached family home occupying an unrivalled and expansive 6.5 acre plot, peacefully situated with two driveway entrances off Hooton Road. A short walk to Willaston Village or a short journey to excellent local amenities, good transport links and catchment for highly acclaimed schools. The property offers an impressive and deceptive 3000 square foot living accommodation, further benefitting gas central heating, double glazing and mains drainage and sewerage.

In brief the bright, spacious and versatile accommodation comprises; entrance hallway, spacious lounge, kitchen/diner, dining room, a ground floor bedroom, utility room and ground floor bathroom, sitting room, boot room. To the first floor there are four well proportioned bedrooms. There is also two shower rooms to the first floor.

Externally, the property has wrap around gardens with a large private gated gravel driveway accessed from Hooton Road providing ample off road parking and turning for numerous vehicles, there are two stables and two large sheds and a single and double garage. The expansive 6.5 acres of land that comes with this incredible property is mainly laid to lawn with fenced boundaries, a garden pond, the plot offers a high degree of privacy from all aspects.

Viewing is absolutely essential to fully appreciate everything this home has to offer, viewing strictly by appointment only.

Entrance Hall

Front door to hallway, window to front elevation, stairs to first floor, central heating radiator, two storage cupboards, doors to;

Lounge

21'07 x 21'04 (6.58m x 6.50m)

A spacious living area with two sets of sliding doors leading outside, windows to side elevation, three central heating radiators, Inglenook fireplace with working open fire.

Sitting Room

19'05 x 16'00 (5.92m x 4.88m)

Two windows to front elevation, sliding doors to side, three central heating radiator, fireplace, door to boot room.

Boot Room

10'04 x 7'07 (3.15m x 2.31m)

Window to front aspect, door leading outside.

Kitchen/Dining Area

19'11 x 16'00 (6.07m x 4.88m)

Comprising a range of shaker style wall and base units with granite work surfaces incorporating sink and drainer, Rangemaster cooker, dishwasher, AGA, space for fridge freezer. Windows to side elevations, door leading outside.

Dining Room

14'08 x 12'05 (4.47m x 3.78m)

Window to front aspect, central heating radiator.

Ground Floor Bedroom

11'10 x 11'11 (3.61m x 3.63m)

Window to rear aspect, central heating radiator.

Bathroom

8'02 x 5'03 (2.49m x 1.60m)

A fully tiled bathroom comprising; WC, wash hand basin, bath, heated towel radiator.

WC

6'03 x 3'09 (1.91m x 1.14m)

WC, wash hand basin with vanity.

Utility Area

6'03 x 2'11 (1.91m x 0.89m)

Window to side, space and plumbing for washing machine and tumble dryer (stacked)

First Floor Landing

Two Velux windows, central heating radiator, doors to;

Master Bedroom

18'08 x 13'11 (5.69m x 4.24m)

Window to side aspect, central heating radiator, built in storage.

Shower Room

Comprising; WC, wash hand basin, shower cubicle.

Bedroom 2

17'06 x 13'11 (5.33m x 4.24m)

Velux window, window to side aspect, central heating radiator, built in storage.

Bedroom 3

14'09 x 10'08 (4.50m x 3.25m)

Window to side aspect, central heating radiator, built in storage.

Bedroom 4

10'11 x 6'09 (3.33m x 2.06m)

Window to side aspect, central heating radiator.

Shower Room

11'07 x 5'01 (3.53m x 1.55m)

Comprising; WC, wash hand basin, shower cubicle, heated towel radiator, window to side elevation.

Double Garage

Accessed via up and over door to front, lighting and power.

Single Garage

Up and over door to front, pedestrian door to rear, lighting and power, WC to rear.

