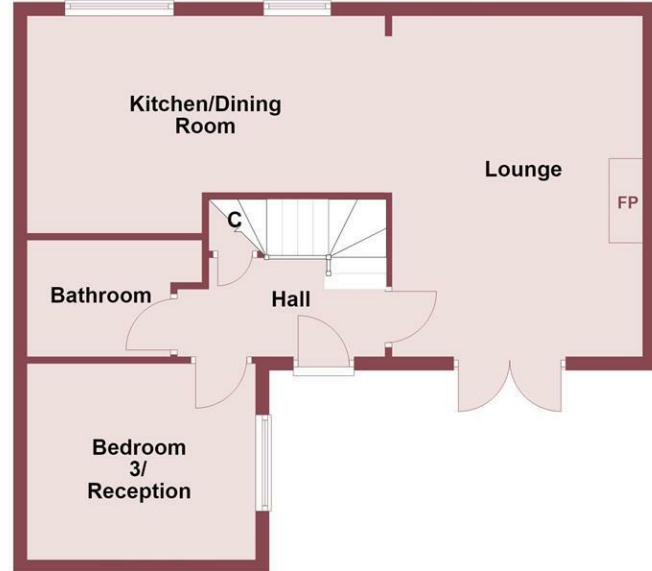




Ground Floor

First Floor



### Neston Road, Neston, Cheshire CH64 4GA

£450,000

3 Bedroom 1 Reception 2 Bathroom C

\*\*Stunning Barn Conversion - Beautifully Presented Inside and Out - Double Garage\*\*

Hewitt Adams are delighted to offer a rare and exciting opportunity to acquire 'Cartwheel Cottage' a stunning and deceptively spacious two/three bedroom barn conversion ideally located in the popular and picturesque village of Ness, the property is within walking distance of the Ness Botanic Gardens and just a short distance from the numerous amenities in Neston. Nestled in the highly sought-after Mealors Courtyard, which was converted into an exclusive development in 2012 of just seven stunning homes, perfectly positioned around a central block-paved courtyard. The property has been beautifully maintained by the current owner having undergone recent improvements and upgrades.

In brief the ground floor accommodation comprises; entrance hallway, spacious lounge with log burning stove opening into the beautifully fitted kitchen/dining area, ground floor bathroom and a further reception room with an impressive vaulted ceiling, which could also double up as a bedroom. To the first floor there are two double bedrooms both with fitted wardrobes, the master bedroom also has a walk in wardrobe. There is also a shower room.

Externally to the rear there is a gravel parking bay which adjoins Neston Road, an enclosed, pretty front courtyard, a convenient double garage with lighting, power and a mezzanine level and there is a communal bin storage room.

**Entrance Hall**

9'09 x 9'02 (2.97m x 2.79m)

Timber front door to hallway, central heating radiator, stairs to first floor, understairs storage cupboard, doors to;

**Lounge**

18'05 x 12'10 (5.61m x 3.91m)

French doors to front courtyard, central heating radiator, log burning stove with oak mantle and tiled hearth, opening to kitchen dining area;

**Kitchen / Diner**

19'10 x 9'09 (6.05m x 2.97m)

A well appointed kitchen comprising a range of shaker style wall and base units with complementary work surfaces incorporating sink and drainer, integrated appliances includes; double oven, gas hob with extractor hood, full length fridge, dishwasher, washing machine, windows to side elevation with plantation shutters, inset spotlights, central heating radiator.

**Sitting Room / Bedroom**

13'7 x 12'04 (4.14m x 3.76m)

Window to front aspect, central heating radiator, inset spotlights, impressive vaulted ceiling.

**Bathroom**

11'00 x 6'04 (3.35m x 1.93m)

A spacious bathroom comprising; WC, wash hand basin, bath with hand held shower, wet room style shower area, heated towel radiator.

**Landing**

Window to front elevation, central heating radiator, doors to;

**Master Bedroom**

17'00 x 12'10 (5.18m x 3.91m)

Window to front aspect, central heating radiator, fitted wardrobes, door to walk in wardrobe.

**Walk in wardrobe**

8'00 x 5'00 (2.44m x 1.52m)

Fitted units and hanging space.

**Bedroom 2**

10'04 x 13'07 (3.15m x 4.14m)

Two Velux windows, central heating radiator, fitted wardrobes and dressing table.

**Shower Room**

7'09 x 5'10 (2.36m x 1.78m )

A beautifully fitted shower room comprising; WC, wash hand basin, shower cubicle, character radiator, Velux window, tiled flooring.

**Double Garage**

16'11 x 16'05 (5.16m x 5.00m)

Newly installed electric roller door, lighting and power, mezzanine perfect for storage, range of units.

