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Plan produced using PlanUp.



School Hill, Wirral, Merseyside CH60 0DL

£285,000

 2 Bedroom  2 Reception  1 Bathroom 

****Wow-Factor - Fully Renovated Character Cottage - Extended - No Chain - Walking Distance to Town - Estuary Views****

Hewitt Adams is proud to showcase 'Dawstone Cottage' - a recently FULLY RENOVATED and EXTENDED character cottage on School Hill in Heswall, on the doorstep of Dawstone Park and within a easy stroll of both the Lower Village and Heswall town centre. Perfect for DOWNSIZERS, RETIREMENT, YOUNG PROFESSIONALS or FIRST TIME BUYERS.

The property comes to the market having been painstakingly restored to it's stunning character cottage exterior charm whilst also brought up to modern standards with a comprehensive internal renovation and extension.

Dawstone Cottage has been extended to offer a luxurious OPEN PLAN KITCHEN DINER with vaulted LANTERN CEILING and BI-FOLDING doors flooding the property with natural light. The bathroom has been completely remodelled, the electrics have been re-wired, window replaced, new flooring throughout, new central heating system.

In brief the accommodation offers: lounge with log-burning stove and window seat, open plan extended kitchen and diner. Upstairs on the first floor there is a double bedroom offering views across Dawstone Park and even a glimpse of the Dee and Wales, a modern stylish NEW bathroom. On the second floor is a further bedroom with velux windows offering excellent views of the Dee Estuary and Wales.

Front Entrance

Into:

Lounge

12'4" x 11'1" (3.77 x 3.39)

Oak parquet floor, modern radiator, double glazed window to front aspect with window seat with storage, log-burning stove with slate hearth and tiled backdrop, TV point, power points

Open Plan Extended Kitchen Diner

10'1" x 21'11" (3.09 x 6.70)

Wow-Factor and wonderfully light and open plan - this stylish fitted integrated kitchen with oak worktops opens into the extended vaulted ceiling dining area with aluminium bi-folding doors out to the patio garden. With porcelain tiled flooring throughout, Velux windows flooding the space with daylight. Integrated kitchen appliances include dishwasher, induction hob with extractor above, integrated fridge and freezer, inset sink, tiled brick slip walls. Staircase with glass balustrade to first floor.

FIRST FLOOR

Bedroom One

12'5" x 11'0" (3.8 x 3.37)

Double glazed window overlooking Dawstone Park, radiator, power points, TV point

Bathroom

Stylish fully renovated bathroom suite comprising - tiled bath, walk-in shower, wash hand basin, tiled walls, low level w.c, tiled floor and part tiled walls, double glazed window to rear, heated towel rail

SECOND FLOOR

Bedroom Two

23'7" x 9'4" (max dimension) (7.2 x 2.85 (max dimension))

A great room that's benefits from superb natural light, with two velux windows, radiator, power points, TV point
There are fantastic views across the Dee and over to Wales from the Velux windows

EXTERNALLY

Rear Aspect - A stunning rear patio garden with porcelain tiled floor, this is a great private sunny space.

