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21 Moorings Close Neston

£550,000



- Detached Bungalow
- Currently Being Extended
- Adjoining Parkgate Parade
- Fitness Pool and Pool House
- Three Bedrooms
- No Onward Chain

Constables are delighted to offer an exciting opportunity to acquire Longacre Cottage; a detached bungalow with gardens adjoining the Parade in Parkgate and stunning views over the Dee Estuary.

The property is currently undergoing development works which include a rear orangery, side extension, fitness pool and pool house. The works are scheduled to be completed in July 2019.

Longacre Cottage is available for an immediate sale now. The purchaser can either move in whilst the works are continuing, which will then be completed to the purchaser's requirements or the purchaser can enter into an exchange of contracts for legal completion once the works are complete. Once in exchange of contracts the purchaser will be able to have an input as to the design and completion of the extension works.

The property is approached via a private driveway accessed off Moorings Close, this driveway is shared with the neighbouring property, Longacre Sails, which was constructed in 2018. Two parking spaces are being created for Longacre Cottage.

The garden adjoins The Parade and is divided with an area owned by the neighbouring property. The garden is laid to lawn with established borders and gated access onto The Parade. A sale contract will include a covenant to the effect that the owner of Longacre Cottage will need to maintain the grounds to an agreed standard. A covenant will also prohibit the construction of anything on the grounds of Longacre Cottage that could impact on the views currently enjoyed by Longacre Sails.

The above covenants are designed to protect the interests of both owners to ensure that the current ambience and enjoyment of both properties is maintained.

The existing accommodation of Longacre Cottage comprises; entrance hallway, kitchen with integrated appliances, utility room, lounge, three bedrooms; master with dressing area and en-suite and there is a separate bathroom. The property is offered for sale with no onward chain. Viewing strictly by appointment.

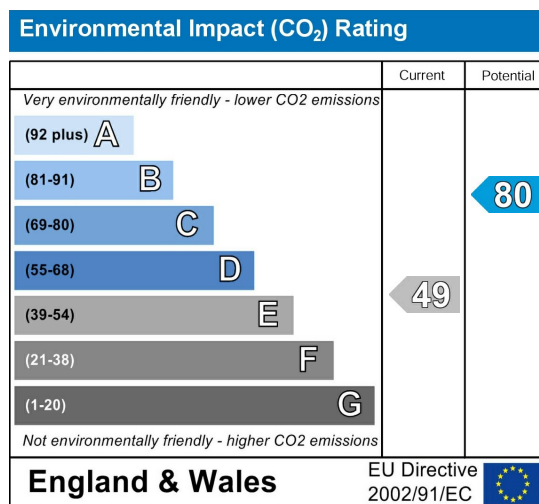
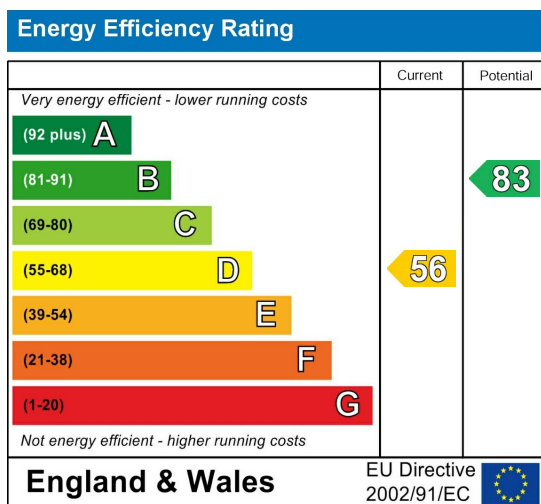
Ground Floor
Approx. 128.4 sq. metres (1382.3 sq. feet)



Total area: approx. 128.4 sq. metres (1382.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.

This plan is for illustrative purpose 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.
Plan produced using PlanUp.



LOCATION

The property is located in the conservation village of Parkgate in Cheshire; Cheshire's only coastal village, and is also near the market town of Neston. Parkgate offers an excellent array of bars, restaurants, and cafés. The Wirral way can be accessed from here which provides idyllic rural and coastal walks, the marshes are part of the RSPB and ideal for the bird watching enthusiast. Parkgate has a village primary school. Neston offers an excellent range of amenities including supermarkets, high street banks, independent retailers, and a number of restaurants, pubs and cafés. A weekly market is also held on a Friday. There are bus links and a train station in the town centre.

Schooling is well provided for with a good selection of schools nearby including Neston High School, Grammar schools in Caldy, West Kirby and Wirral, Kingsmead at Hoylake, Birkenhead School, and closer to Chester; Abbey Gate College and the Kings and Queens, Chester.

On the recreational front there are football, rugby, cricket and tennis clubs locally, sailing on the Dee Estuary and several golf courses including Heswall, Caldy and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree

The A540 is approximately 1.5 miles away via Boathouse Lane this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester.

Approximate Distances:

Chester: 11 miles. Liverpool: 12 miles. Manchester Airport: 39 miles. Manchester: 45 miles

NEW WORKS SPECIFICATION

Orangery and side extension

- Constructed in Nudura ICF with New Wave slide / fold patio doors, white to match Cottage windows.
- Insulated vaulted ceilings with glazing panels for additional light in Orangery.
- Electric underfloor heating mats overlaid with click system floor covering.
- Decoration to purchaser's choice following exchange of contracts.
- A patio area will be laid in front of the Orangery.

Fitness Pool and Pool House

- Pool House and Fitness Pool constructed in Nudura ICF with New Wave slide / fold patio doors, white to match Cottage windows in the Pool House.
- Shower and toilet in the Pool House fully tiled.
- Changing area will have a plastered wall finish.
- Floor tiles throughout shower area and changing

area.

- Fitness Pool will be heated with contra-flow jet for swimming against together with a Jacuzzi area.
- A glazed balustrade on the garden side will provide shelter from the breeze.

Landscaping & Garden

- Rose Garden to be tidied up with rockery formed together with planting.
- Rear boundary wall with Mealors Weint to be rendered and painted white to match the Cottage.
- Additional fencing to be provided to screen Fitness Pool from neighbours.
- Additional curved top fencing will be positioned to screen the main bedroom window from the parking bay and between the side gate and boundary with Mealors Weint to screen the Rose Garden.
- A small white picket fence will be erected on the dwarf wall between the Cottage and the parking bay on Longacre Sails to mark the boundary line between the two properties.
- A garden shed can be provided at the side of the Pool House for an additional cost.

Entrance Hallway

Kitchen

18'10" x 9'8"

Utility Room

Lounge

18'10" x 9'5"

Master Bedroom

18'6" x 9'

En-suite

Bedroom Two

9'2" x 10'9"

Bedroom Three

10'11" x 7'5"

Bathroom

5'5" x 7'10"

