



**The Village, Burton**  
Neston

**£650,000**



- Enchanting Grade II Listed Three Bedroom Cottage
- Nestled In The Desirable & Peaceful Burton Village
- Sympathetically Renovated To Exemplary Standard
- Vestibule & Charming Living Room With Log Burner
- Stunning Hand Built Kitchen Flows Into Dining Area
- Three Spacious & Beautifully Presented Bedrooms
- Showstopping Three-Piece Family Bathroom Suite
- Private Courtyard Re-Tiled With Indian Sandstone

Council Tax band: E

Tenure: Freehold

# The Village

## Burton, Neston

This utterly enchanting Grade II listed three bedroom detached cottage, nestled in the desirable Burton Village is proudly showcased to the sales market courtesy of appointed agents Move Residential. A credit to the current owners, this property has been meticulously and lovingly renovated throughout, demonstrating the very highest attention to detail. Dating back to circa 1590, this property retains a plethora of exquisite original features, which harmonise beautifully with the highest specification finishes. The immaculately presented interiors have been thoughtfully designed to remain sympathetic to the heritage of the building, creating a truly unique living experience and promising to make an incomparable future home for an extremely lucky buyer.

You are immediately captured by the characterful frontage which has been taken back to the original sandstone and then completely re-rendered, boasting refurbished Crittall windows which further enhance the property's undeniable kerb appeal. Entering via the vestibule, you are greeted by a spacious family lounge which exudes comfort and warmth, boasting the original quarry style flooring and centering around a 10kw log burner, which boasts a new flume and heat plate, sitting within a hearth which has been repurposed from an old chapel in Wales. Following this is a stunning extended kitchen which has been designed and hand built to the very highest of standards, complete with a range of blush pink fitted base and wall units, solid oak worktops, and a selection of integrated appliances, along with a shelved cellar ideal for keeping food and drinks cool, and a double butler sink adding the perfect finishing touch.



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The kitchen flows seamlessly through to a dining area, creating a social open plan setting for entertaining and cooking in company. The dining area boasts a built-in heated dining bench, stylish wall panelling and heritage bi-fold doors which match the original windows and provide seamless access out to the courtyard.

The outstanding quality continues up to the first floor where you will discover three well-proportioned bedrooms, each beautifully presented featuring plush new carpeting throughout, and receiving an abundance of natural light. Accompanying the sleeping accommodation and completing the interior of this spectacular residence is a showstopping family bathroom suite, illuminated in daylight by two velux windows. The bathroom enjoys the added luxury of underfloor heating and boasts a vanity complete with a backlit mirror, and de-mister pad. The drench head shower boasts an antique brass finish, which is continued through to the taps and towel radiator, complementing the chic green wall tiles.

Externally, the substantial courtyard provides an idyllic spot for al-fresco dining and entertaining, surrounded by a timber wall which offers privacy and seclusion. This outdoor space has been retiled in Indian sandstone and comes complete with outdoor lighting and eco drains.

Further benefits to the property include a new electric system, new plumbing complete with a pressurised mega flow system and a newly replaced roof with the latest insulation.

A viewing is recommended to fully appreciate the exemplary finishes and care that has gone into the renovation of this magnificent home.













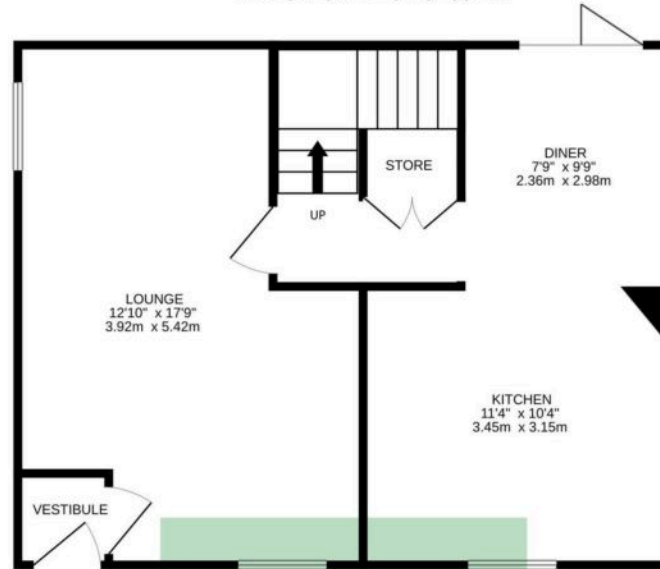




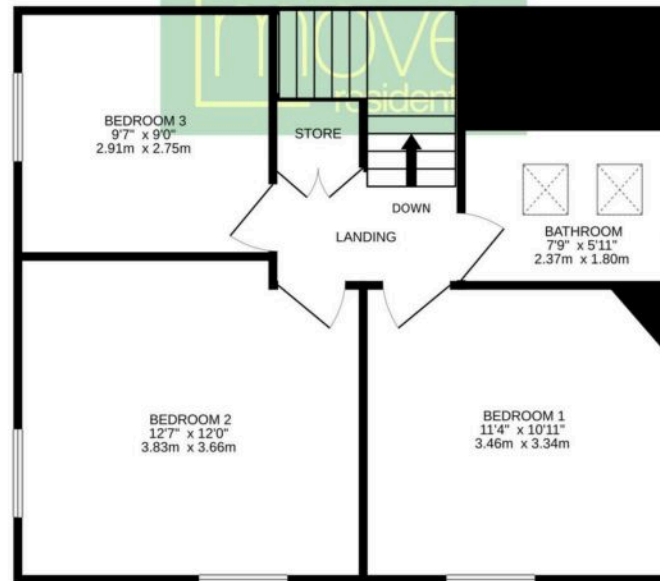




GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.