

Yew Tree Barn

Liverpool Road, Neston, Cheshire, CH64 7TW

Rostons

LAND & PROPERTY SPECIALISTS

01829 773000 | www.rostons.co.uk

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Guide Price - £950,000

A superb four bedroom detached barn conversion and outbuilding including an established Fishery business, all set in land extending to approximately 6.35 acres. The accommodation comprises of an entrance hall, family room, open plan living kitchen, boot room, WC and a double bedrooms with ensuite bathrooms. In addition, the ground floor has been enhanced by providing annex accommodation to include a sitting room and a utility/bedroom. To the first floor, there is an impressive lounge with balcony overlooking the land and gardens to rear, inner landing and two bedrooms, both having ensuite facilities.

Externally, the property is set well back from the road, having a private driveway providing ample off-road parking plus extensive parking beyond to accommodate visitors. The large outbuilding is currently utilised as an office/shop for the fishery plus a large garage and store area. The grounds include lawned gardens plus land incorporating two large fishing lakes.

This represents a fantastic opportunity to purchase a property set in good size grounds and land with the potential for future business growth and other rural lifestyle uses.

LOCATION

Neston is a highly regarded market town on the south western edge of the Wirral Peninsula, prized for its blend of historic charm, coastal scenery and everyday convenience. The town offers a welcoming community atmosphere with a well served high street featuring independent shops, cafés, traditional pubs and essential services, alongside supermarkets for daily needs. The area is particularly popular with families and professionals due to its selection of popular primary and secondary schools, making it an attractive choice for long term living. Neston also benefits from excellent transport links, including rail services to Liverpool and Chester, and convenient road access to the wider Wirral, North Wales and motorway networks.













ACCOMMODATION
Approached via the parking area through to the entrance hall.

ENTRANCE HALL
A spacious entrance hall with a turn staircase rising to the first floor landing with a useful storage cupboard beneath and a radiator. The entrance hall is open plan through to the family room.

SITTING ROOM A good sized sitting room with double glazed windows to both front and rear, a feature cast iron burner radiator, and door access through to the open-plan living room/kitchen.

BOOT ROOM
Cupboard and a double glazed window to the rear

GROUND FLOOR WC
Cupboard and a double glazed window to the rear.







OPEN-PLAN LIVING KITCHEN
Double glazed windows, to front and rear. Door access to outside, tiled flooring throughout, and the living area having space for additional sofas, and a radiator. Kitchen/dining area has a modern range of kitchen units, contrasting work surfaces, Single drainer sink unit, electric oven, integrated dishwasher, plus integrated fridge and freezer and tiled splashbacks

GROUND FLOOR BEDROOM
A double bedroom with a double glazed window, fitted wardrobe with sliding mirrored doors, radiator, and further storage cupboard/wardrobe.

EN SUITE SHOWER ROOM
Comprising a shower base tray and shower screen, main shower, WC and wash hand basin, part tiled walls, radiator and a double glazed window.

ANNEX/SITTING ROOM
Double-glazed windows and skylight windows, French doors, and two single doors to both front and rear. Connecting door through to the utility/bedroom.

UTILITY ROOM/BEDROOM
Potential for an additional bedroom, which is currently used as a utility. Sink unit, three windows, and door access to outside.

FIRST FLOOR

LOUNGE
An impressive first floor lounge with double-glazed windows to side and rear. French doors leading out to the balcony with far reaching views over gardens and land. Exposed roof beams and a radiator.

LANDING AREA
With access to two further bedrooms.

BEDROOM
A large double bedroom with double glazed windows to front and side and a radiator.

EN SUITE SHOWER ROOM
Including a shower base tray, shower screen, mains shower, vanity wash hand basin, WC, and a radiator plus a double glazed window.

BEDROOM
Double bedroom with a double-glazed window, exposed ceiling beams, and a radiator.

ENSUITE SHOWER ROOM
Including a shower cubicle with main shower, WC, and vanity wash hand basin and a double glazed window.













OUTSIDE
Property is set back from Liverpool Road, having a long driveway extending to walled courtyard style private driveway parking. There is additional parking for several vehicles, ideal for visitors to the fisheries.

GARDEN
To the rear of the property there is a large lawned garden and a good-sized patio area, plus a useful storage shed.

OUTBUILDINGS
A large outbuilding which comprises an office/shop for the fishery, WC, and a large garden garage/store.

LAND
Extending in total to approximately 6.35 acres, including two established fishing lakes and paddock land. **NB** Fishing stock and fishery related items are to be sold by separate negotiation.

SERVICES
Mains electric, borehole for water and septic tank drainage. Heating is provided by oil.

COUNCIL TAX
F

EPC
E

DIRECTIONS
Sat nav – CH64 7TW
What3words - ///cave.bolt.angel

APPROXIMATE DISTANCES
Liverpool Airport – 28.8 miles
Manchester Airport – 37.7 miles
Neston Train Station – 1.4 miles

AML REGULATIONS

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

VIEWINGS

Please contact Rostons on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.





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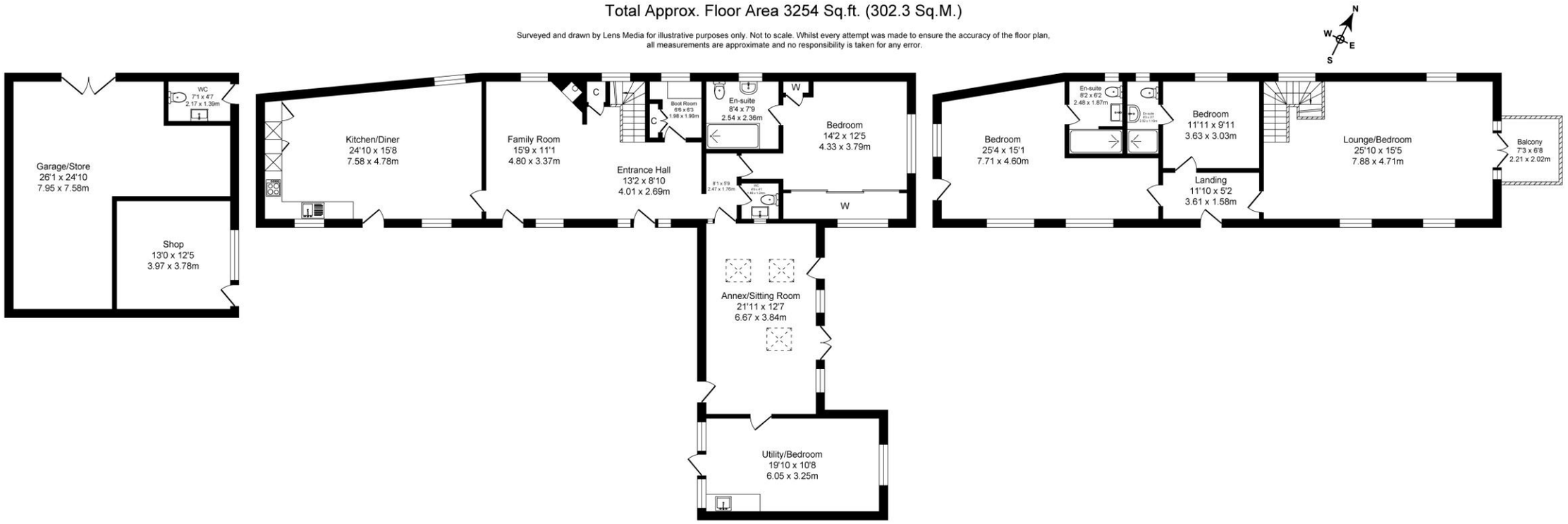
Total Approx. Floor Area 3254 Sq.ft. (302.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor
Area 648 Sq.Ft
(60.2 Sq.M.)

Ground Floor

Approx. Floor
Area 1629 Sq.Ft
(151.3 Sq.M.)

First Floor

Approx. Floor
Area 977 Sq.Ft
(90.8 Sq.M.)

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