



LEASWOOD GRANGE
WILLASTON, CHESHIRE

JACKSON-STOPS 

**LEASWOOD GRANGE, NEW HEY LANE,
WILLASTON, CHESHIRE, CH64 2UU**

TOTAL APPROX. GROSS INTERNAL AREA: 5108 SQ FT / 474.54 SQ M

AN EXCEPTIONAL PROPERTY CREATED
FROM A TRADITIONAL RANGE OF
BUILDINGS, PROVIDING ADAPTABLE
ACCOMMODATION, WITH SELF-CONTAINED
ANNEXE, AND OCCUPYING A SEMI RURAL
LOCATION CLOSE TO THE VILLAGE



DISTANCES

M53 3½ MILES

CHESTER 9 MILES

LIVERPOOL 11 MILES

MANCHESTER 45 MILES

(DISTANCES APPROXIMATE)

ACCOMMODATION IN BRIEF

- Reception Hall; Drawing Room; Dining Room; Kitchen/Breakfast Room; Utility; Boot Room; Store, Integral garage
- 5 Double Bedrooms; 3 Bathrooms (2 En-suite).
- Self-contained ground floor annexe comprising: 2 Double Bedrooms (interconnecting); Kitchen; Lounge; Bathroom
- Extensive parking; Lawned gardens
- In all, approximately 2/3 of an acre





DESCRIPTION

Leaswood Grange is an impressive detached property occupying a prime location close to Willaston village. Converted from a former traditional building to the neighbouring farmhouse, which is now a private family home, Leaswood Grange was created in 2000, and comprises a spacious and thoughtfully designed house with adaptable accommodation arranged over two floors and extending overall to over 5000 square feet.

Indeed the layout is ideally suited to family living with large reception rooms and open plan kitchen with breakfast area opening to the south facing garden, and five double bedrooms with three bathrooms. In addition is an attached self-contained annex which provides fantastic ancillary living space to the main house particularly for multi-generational living, but which could also be let to derive a useful income.

The front door opens to an impressive reception hall with tiled floor. To one side is the kitchen which has refitted in recent years, and incorporates a range of wall and floor cupboards beneath polished, granite works surfaces, integrated appliances to include a Neff hob dishwasher and double oven and there is an integrated fridge and larder unit. A central island also provides further storage and there is plenty of space within the room for a dining table and chairs and also comfy sofa or armchairs in addition to the corner bench seating. The utility is also comprehensively fitted with additional storage, integrated freezer and housing the central heating boiler. Beyond is a rear hall with access to the garage and boot room, also with back door. At the other end of the house are the drawing room and dining room, both large rooms with fireplaces and numerous windows providing tremendous natural light.

At first floor level the accommodation is as comprehensive with five double bedrooms, many of which have fitted wardrobes and plenty of space for freestanding furniture complimented by three bath/shower rooms which have also been refitted in recent years. The annex is in itself adaptable, presently configured with one bedroom and two reception rooms but one of which could easily be used as an additional into connecting double bedroom. There is a well fitted kitchen and independent access on both sides of the building including into the garden.

LOCATION

Leaswood Grange occupies a rural yet convenient position close to the village of Willaston, accessed off a no through lane and close to a small handful of other properties, but otherwise surrounded by open countryside. Indeed, the immediate position is of particular significance, enjoying 'peace and quiet', yet close to village services and also the road network for travel. The village is widely regarded as one of the most sought after in South Wirral, and provides a comprehensive range of local services for everyday needs including convenience stores,





post office, dentist and doctor's surgeries, pharmacy, pubs and a church. Heswall and Neston are a few miles distant which provide a wider choice of shopping together with high street banks and supermarkets.

The property is conveniently placed for Chester and Liverpool which offer extensive shopping, schooling and leisure facilities. In this connection there is a well-regarded primary school in Willaston together with several grammar schools in Wirral including West Kirby, Calday, Wirral and Upton Hall, complemented by various independent schools nearby including Birkenhead, Abbeygate College at Saughton and the King's and Queen's schools in Chester.

On the recreational front there is a variety of sporting activities in the area including sailing and windsurfing on the Marine Lake and Dee Estuary, golf clubs at Caldy, Heswall and Royal Liverpool at Hoylake, Rugby at Caldy and at Wirral on the edge of Thornton Hough, and The Neston Club at Parkgate offers cricket, hockey, tennis and squash.





COMMUNICATIONS

Despite Willaston occupying a semi-rural location it benefits from excellent road communications being 3 miles from the M53 motorway which provides fast access to Liverpool and Chester, and connects with the national motorway network including the M56 for travel to Manchester. There is a rail link from Hooton to Chester from which there is a sub 2hr intercity service to London Euston, and both Liverpool and Manchester are served with international airports.

DIRECTIONS

From the A540 turn right into Hadlow Road signposted Willaston. Continue for approx ½ a mile and when the road bends sharply to the left, turn right into New Hey lane. Proceed just under ¾ of a mile, and having passed the right hand turn, carry straight on and the entrance for Leaswood Grange will be seen directly ahead.

what3words: ///fixed.resorting.live

OUTSIDE

The property is approached through a pair of electrically operated entrance gates to a pavier sett drive and turning circle beneath the front of the house. The drive is flanked on either side by lawns and there is a mature weeping willow tree and timber summerhouse. The front garden is surrounded by mature hedgerows, which provide privacy, and paths on either side of the building lead around to the rear.

The back garden is primarily laid to lawn and is a lovely private area, being south facing and as such enjoying plenty of natural light. An attractive brick wall forms the boundary which, along with several mature bushes, provide a great degree of privacy. Against the rear of the house is a patio which extends to the annexe where there is a verandah creating a lovely covered outdoor seating area.

PROPERTY INFORMATION

Address: Leaswood Grange, New Hey Lane, Willaston, Cheshire, CH64 2UU.

Services: Mains electricity and water. LPG central heating. Private tank drainage (septic tank). Broadband connection available.

Local Authority: Cheshire West & Chester Council - T: 0300 123 8123

Viewing: Only by appointment with Jackson-Stops Chester office.

LEASWOOD GRANGE

APPROXIMATE GROSS INTERNAL AREA:

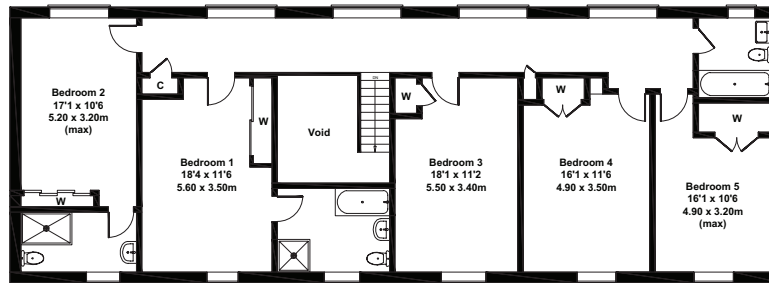
HOUSE = 3611 SQ FT / 335.50 SQ M

■ ANNEXE = 1103 SQ FT / 102.47 SQ M

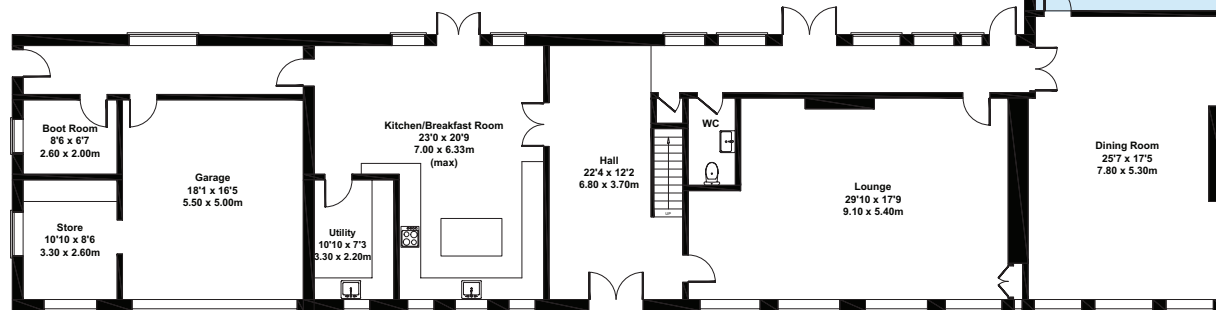
GARAGE = 394 SQ FT / 36.57 SQ M

TOTAL = 5108 SQ FT / 474.54 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

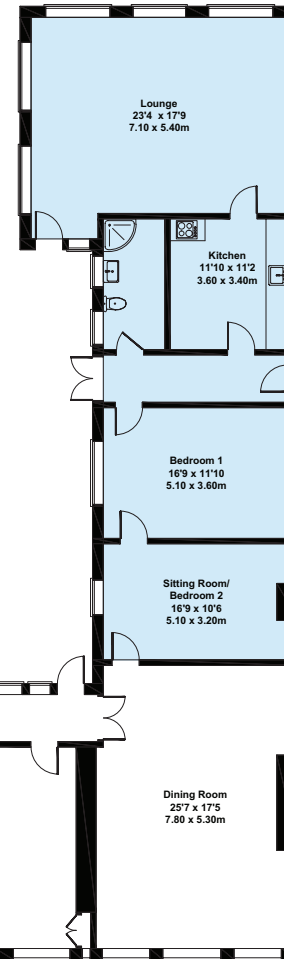


First Floor



Garage

Ground Floor



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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