



LEIGHTON HALL
PARKGATE, NESTON



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Set within the characterful surroundings of 3 Leighton Hall, The Runnell is a home where history and contemporary living meet in perfect balance. Dating back to the mid 17th century, this remarkable Grade II*-listed barn conversion carries a quiet sense of heritage, believed to have once formed part of the original stables. Today, it has been carefully restored to preserve its architectural integrity while introducing a refined, modern finish.



A HISTORIC HOME REIMAGINED

From the moment of arrival, the building's presence is unmistakable. Sandstone detailing and the original date stone of 1665 offer a glimpse into its past, while the surrounding setting provides a sense of calm and privacy. The position is exceptional, with far-reaching views stretching across the Dee Estuary towards North Wales, a backdrop that shifts beautifully with the seasons.





SPACE, LIGHT & CHARACTER

Stepping inside, the sense of space is immediate. The entrance opens into an expansive open-plan living area where scale and character combine effortlessly. Solid oak flooring runs underfoot, while the eye is drawn upwards to vaulted ceilings framed by magnificent exposed beams. The atmosphere is both impressive and welcoming, a space designed for everyday living as much as for entertaining.



HEART OF THE HOME

The kitchen sits confidently at the heart of the home, contemporary in style and thoughtfully designed. Integrated Miele appliances and a substantial island create a natural gathering point, equally suited to relaxed mornings or evenings with friends. Beyond, a generous dining area flows seamlessly into the main living space.

The sitting area is defined by its architectural features. Original oak beams and sections of Elizabethan brickwork bring warmth and authenticity, while a central fireplace creates a natural focal point during the cooler months. The home features a carefully designed lighting system to perfectly enhance the architecture and character of the building. Oak bi-fold doors open onto the garden, allowing light to pour in and framing the views beyond.





FLEXIBLE LIVING

The ground floor continues to offer flexibility, with additional spaces that adapt to modern life. A further reception room, currently used as a study, could easily form part of a self-contained suite alongside the nearby bedroom and shower room. This arrangement is ideal for guests or multi-generational living, offering both privacy and independence.

That bedroom itself carries a unique detail, with an ornate carved beam dated 1666. It is a subtle yet striking reminder of the building's history, adding depth and character to an already inviting space. Practical elements have also been carefully considered, with a well-appointed utility room discreetly positioned off the main living area.





A SENSE OF RETREAT

Upstairs, the feeling of openness continues. The principal bedroom is particularly impressive, generous in scale and elevated in its design. Exposed beams frame the space, while a central fireplace adds both character and warmth. There is a quiet grandeur to the room, balanced by a sense of calm that makes it a true retreat.







REST & REFRESH

Additional bedrooms are arranged across the upper levels, each offering their own perspective of the surrounding landscape. Natural light filters through thoughtfully placed windows, highlighting the textures of stone and timber throughout. Bathrooms are well appointed and feature underfloor heating with a combination of contemporary fittings and finishes that sit comfortably within the historic setting.

The layout across these floors provides both flexibility and privacy, making the home well suited to families, guests or those seeking space to work from home.





OUTDOOR LIVING AND SETTING

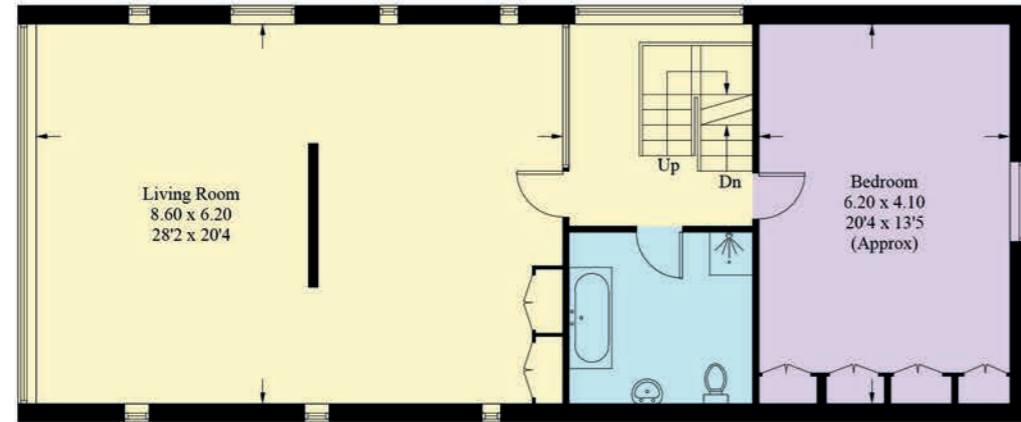
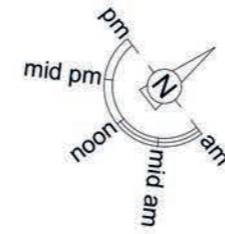
Outside, the garden has been designed for ease and enjoyment. A decked terrace provides the perfect place to take in the far-reaching views, whether for quiet mornings or evenings spent with company. The lawned areas are low maintenance, allowing more time to simply enjoy the surroundings.

A cobbled section of the garden, itself listed, adds further character and a tangible link to the past. Every element feels considered, creating a setting that complements the house without overwhelming it.

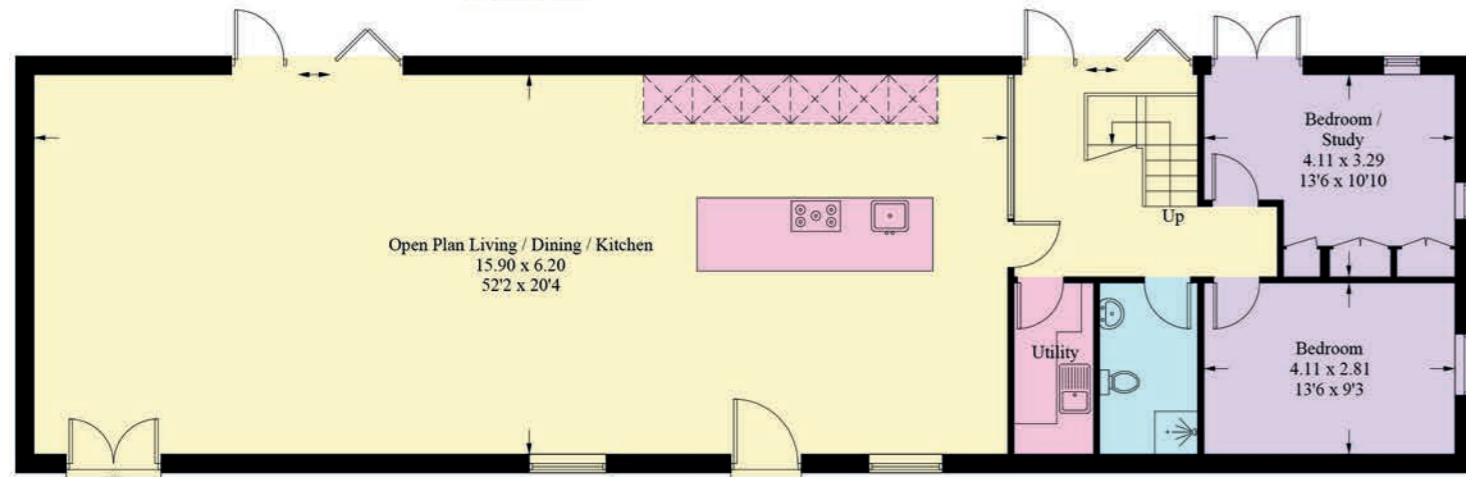
The location offers an enviable lifestyle. A footpath leads directly across the fields towards Parkgate, where the waterfront, cafés and restaurants provide a relaxed coastal atmosphere. The Wirral Way is close by, offering miles of scenic walking and cycling routes. Nearby Heswall and Neston provide a range of everyday amenities, while Chester is within easy reach for a wider selection of shopping, dining and cultural experiences.



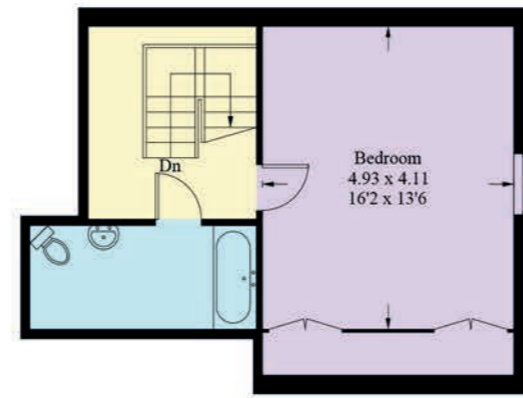
Approximate Gross Internal Area = 281.3 sq m / 3027.8 sq ft



First Floor



IN
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293012)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FINER DETAILS

- Council Tax G
- Grade II * listed barn that dates back to 1665 - ornate beam in back bedroom carved 1666 too
- Gas central heating
- 2 car parking space, further visitor parking too
- Can walk along trail/footpath to Parkgate front
- Freehold but there is a maintenance fee for communal gardens/outside
- Outside store shed too



A HOME OF DISTINCTION

3 Leighton Hall is a home that tells a story. Its origins are evident in every beam and stone, yet its design speaks to modern living with clarity and purpose. The balance between history and contemporary comfort has been carefully achieved, creating a space that feels both timeless and relevant.

It is a house defined by its sense of space, its remarkable views and its quiet character. A place where heritage is not simply preserved, but lived in, every day.



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