



The Grange, Wrexham Road

Belgrave,
Chester, Cheshire CH4 9DF

£1,150,000

A LARGE DETACHED FAMILY HOUSE WITH SEPARATE ANNEXE, GYM AND GARAGE. A stunning 5/6 bedroom detached house set in large gardens extending to approximately 1.090 acres with views to the rear across fields. The property has recently been improved and extended to a high standard and briefly comprises: dining hall with original stone fireplace, contemporary open plan kitchen/breakfast room and family room, utility room, downstairs WC, sitting room, drawing room, landing with library/reading area, master bedroom suite with dressing area and en-suite bathroom, guest suite/bedroom two with en-suite shower and dressing area, bedroom three, bedroom four, bedroom five, bedroom six/study and family bathroom. The Grange is set within lawned gardens with a gated driveway, turning circle, ample parking and garage. There is also an annexe and separate gym. This property has been designed and updated to Passive House standards, being heavily insulated resulting in a low energy building.

LOCATION

The property is positioned in a highly desirable country location just a few miles from Chester close to the Wales/England border and the Grosvenor Estate, and with good access to the Chester Business Park and A55 Expressway. Road communications are excellent, being within a quarter of a mile of the A483 Wrexham by-pass which connects to the Chester Southerly by-pass facilitating access to the national motorway network. The Wrexham Industrial Estate, Chester Business Park and Deeside Industrial Park are all within daily commuting distance, as are the larger centres of Liverpool and Manchester which are served by international airports.

The detailed accommodation comprises:

COVERED PORCH

With stone step and entrance door to:

ENTRANCE/DINING HALL

6.05m x 3.40m (19'10" x 11'2")

Original stone fireplace and hearth with exposed brick recess, UPVC double glazed bay window overlooking the front, three small UPVC double glazed windows, two data points, two ceiling light points, wall-mounted Texcom burglar alarm control pad, mains connected smoke alarm, wall-mounted thermostatic heating controls, double radiator, high skirting boards and an Italian porcelain tiled floor, turned staircase with stair lighting to the first floor and built-in understairs storage cupboard with two electrical consumer boards, power points, central heating and hot water controls, hanging for cloaks, light point and service racks for the network cabling. Oak panelled doors to all rooms.



DOWNSTAIRS WC

2.36m x 0.97m (7'9" x 3'2")

Low level WC with concealed cistern and 'Roper Rhodes' storage cupboards to each side, wall-mounted wash hand basin with mixer tap and 'Roper Rhodes' storage cupboard beneath, single radiator with thermostat, porcelain tiled floor, ceiling light point, extractor and UPVC double glazed window.

SITTING ROOM/SNUG

5.26m x 3.58m (17'3" x 11'9")

Chimney breast with impressive limestone stone fireplace surround and hearth housing a Portway cast iron log/multi-fuel burner, UPVC double glazed French doors to rear with double glazed side windows ceiling light point, two ceiling speakers, high skirting boards, double radiator with thermostat and two data points.



DRAWING ROOM

7.24m x 5.84m (23'9" x 19'2")

Contemporary wall-mounted electric pebble effect fire with provision for wall-mounted flat screen TV above, UPVC double glazed French doors to side with double glazed side windows, two ceiling light points, two

double radiators with thermostats, wiring for surround sound system, high skirting boards and two data points. This room is presently being used as a Games Room.

KITCHEN/BREAKFAST ROOM

7.62m x 3.12m and 8.05m x 4.57m (25' x 10'3" and 26'5" x 15')

A large open-plan Kitchen/Breakfast Room with Dining Area and Family Area.

KITCHEN/BREAKFAST ROOM

Fitted by Kutchenhaus, comprising a contemporary range of base and wall level units incorporating drawers, cupboards, pan drawers and spice drawers with laminated Cuban Oak wood effect work surfaces. Central island unit with drawers, cupboards and laminated Cuban Oak wood effect worktop incorporating a breakfast bar area and breakfast table. Inset single bowl stainless steel sink unit and drainer with mixer tap. Italian porcelain tiled floor, recessed ceiling spotlights. Two integrated fridges and two integrated freezers. Two built-in Neff electric double ovens and grills. Neff integrated dishwasher. Fitted four-ring Neff induction touch control ceramic hob. Oak panelled door to Utility Room.



FAMILY AREA

Fitted with a matching range of base cupboards and drawers to the length of one wall. Three UPVC double glazed windows overlooking the gardens and UPVC double glazed folding doors to outside, recessed ceiling spotlights, data points, two double radiators with thermostats, provision for wall-mounted flat screen TV, wiring for surround speakers, Italian porcelain tiled floor and high skirting boards. Bose wall speakers presently fitted together with Bose Subwoofer and Sonos music system, all available under separate negotiation.



DINING AREA

Two UPVC double glazed windows, ceiling light point with dimmer switch control, double radiator with thermostat, Italian porcelain tiled floor, high skirting boards and provision for wall mounted flat screen TV and wiring for gate entry system.



UTILITY ROOM

3.73m x 3.20m (12'3" x 10'6")

Comprehensively fitted by Kutchenhaus with a matching range of base and wall level units incorporating drawers, cupboards and tall cupboards with a laminated Cuban Oak work surface and inset single bowl sink unit with extendable mixer tap. Plumbing and space for washing machine and space for tumble dryer. Recessed ceiling spotlights, extractor, UPVC double glazed window overlooking the rear, porcelain tiled floor and composite door to outside.

FIRST FLOOR

LANDING

With a feature tall double glazed window on the half landing, mains connected smoke alarm, ceiling light point, recessed ceiling spotlights and high skirting boards. Large built-in airing cupboard with slatted shelving and radiator. Reading Area/Library. Oak panelled doors to all rooms.



READING AREA/LIBRARY

2.69m x 2.41m (8'10" x 7'11")

UPVC double glazed window overlooking the front, two built-in double storage cupboards with oak panelled doors, two data points, wiring for gate entry system and access to loft space with retractable aluminium ladder and light point.



MASTER BEDROOM SUITE

Incorporating a Dressing Area and a large En-Suite Bathroom.

MASTER BEDROOM

4.72m extending to 6.20m x 4.57m (15'6" extending to 20'4" x 15')

UPVC double glazed French doors with full height windows at each side enjoying pleasant open views over fields, UPVC double glazed window overlooking the garden, ceiling light point, two ceiling speakers, wall-mounted Texecom burglar alarm control pad, double radiator with thermostat, four data points, high skirting boards and provision for wall-mounted flat screen TV. Fitted Hammonds bedroom furniture to include a dressing table, a fitted unit with drawers to each side and two free-standing bedside units. Sonos music system presently fitted, available under separate negotiation. Opening to Dressing Area and oak panelled door to En-Suite Bathroom.



DRESSING AREA

Fitted with a Hammonds range of wardrobes being an L-shaped arrangement of full height wardrobes incorporating hanging space and shelving. Three recessed ceiling spotlights, double radiator with thermostat and high skirting boards.

EN-SUITE BATHROOM

3.71m x 3.18m (12'2" x 10'5")

A large and impressive en-suite bathroom fitted with a contemporary white suite with chrome style fittings comprising: large double-ended bath with tiled side panel and built-in Videospa remote control TV, wall-mounted waterfall taps; wall-mounted twin sink unit with mixer waterfall taps and 'Roper Rhodes' storage cupboards beneath; low profile walk-in tiled shower cubicle with canopy style shower, extendable shower head and glazed screens; and low level dual flush WC. Double radiator with thermostat, UPVC double glazed window with open views over fields, recessed ceiling spotlights, two ceiling speakers, extractor, two 'Roper Rhodes' wall-mounted storage cupboard and Italian porcelain fully tiled walls.



GUEST SUITE/BEDROOM 2

4.60m into cupboard x 3.61m (15'1" into cupboard x 11'10")

Fitted with a Hammonds range of bedroom furniture incorporating two single wardrobes, two bedside cabinets, storage cupboards with headboard and a dressing table unit. UPVC double glazed window overlooking the rear with open views over fields, ceiling light point, double radiator with thermostat, high skirting boards, four data points and provision for wall-mounted flat screen TV. Opening to Dressing Area and wooden panelled door to:



EN-SUITE SHOWER ROOM

3.58m x 1.17m (11'9" x 3'10")

Well appointed three piece suite in white comprising: low profile walk-in shower enclosure with canopy style shower and extendable shower head with glazed shower screen; pedestal wash hand basin with waterfall mixer tap; and low level WC with dual flush cistern. Fully tiled walls, chrome ladder style towel radiator, UPVC double glazed window with views over fields, three recessed ceiling spotlights, extractor and mirror wall lights.

DRESSING AREA

3.05m into wardrobe x 2.18m (10' into wardrobe x 7'2")

Fitted with a Hammonds range of wardrobes being an L-shaped range of full height wardrobes incorporating drawers, hanging space and shelving. Ceiling light point, double radiator with thermostat, high skirting boards and access to roof space.



BEDROOM 3

4.19m x 3.48m max. (13'9" x 11'5" max.)

Fitted with a contemporary range of Hammonds bedroom furniture incorporating two full height double wardrobes with hanging space, drawers and shelves, and a full height shelving unit with drawers beneath. UPVC double glazed window overlooking the rear, ceiling light point, double radiator with thermostat, four data points and high skirting boards.

BEDROOM 4

3.63m x 3.48m (11'11" x 11'5")

UPVC double glazed bay window overlooking the front, double radiator with thermostat, ceiling light point, two data points and high skirting boards.



BEDROOM 5

4.60m max. x 3.20m (15'1" max. x 10'6")

Two UPVC double glazed windows overlooking the front and side, ceiling light point, double radiator with thermostat, high skirting boards and two data points.

BEDROOM 6/STUDY

3.30m x 2.67m (10'10" x 8'9")

UPVC double glazed window overlooking fields to the side, ceiling light point, double radiator with thermostat and four data points.

FAMILY BATHROOM

3.07m x 2.59m +door recess (10'1" x 8'6" + door recess)

Well appointed four piece suite in white with chrome style fittings comprising: double-ended bath with mixer tap and built-in Videospa remote control TV; low level WC with concealed dual flush cistern and 'Roper Rhodes' display shelf to one side; low profile walk-in shower cubicle with thermostatically controlled shower, canopy style shower head and extendable shower head with glazed shower screens; and 'Roper Rhodes' vanity unit with wash hand basin and two storage drawers beneath. Italian porcelain fully tiled walls, recessed ceiling spotlights, two ceiling speakers, extractor, chrome ladder style towel radiator, wall-mounted 'Roper Rhodes' storage cupboard and UPVC double glazed window overlooking the front.



OUTSIDE

The Grange occupies a large plot extending to approximately 1.090 acre.

The property is approached via a gated driveway which leads to a turning circle, ample parking and a garage.

To the front, side and rear there are extensive lawned gardens enclosed by wooden fencing and hedging, together with a number of mature shrubs and trees.

There is another single detached garage within the grounds, presently used as storage and dog kennels.

An enclosed fenced area surrounds this to create a secure dog run. There is also a second access from Wrexham Road with a five-bar wooden gate.

Large barked play area for children's play equipment, and orchard area with numerous fruit bearing trees.

THE VIEW



GARAGE

6.73m in depth x 4.27m wide (22'1" in depth x 14' wide)

Larger than average garage, with an electronic remote controlled roller door, Worcester A rated oil fired central heating boiler with two Megaflo hot water cylinders, two fluorescent strip lights, UPVC double glazed window to side, power, side personal door and door to hallway.

ANNEXE/GYM/GARAGE BLOCK

The layout and the rooms could be used in a number of ways to provide living accommodation, leisure/games areas or office accommodation as required.

ANNEXE

ENTRANCE HALL

Composite entrance door and access to roof space. Openings to the Living Area and Bedroom.

LIVING AREA/KITCHEN

6.17m max. x 3.91m (20'3" max. x 12'10")

UPVC double glazed window, ceiling light point and data points.

BEDROOM

3.89m x 3.15m (12'9" x 10'4")

UPVC double glazed window, ceiling light point and data points. Opening to:

EN-SUITE BATHROOM

3.89m x 1.70m (12'9" x 5'7")

UPVC double glazed window, two recessed ceiling spotlights and extractor.

ENTRANCE HALL

Composite door to front, recessed ceiling spotlights, UPVC double glazed window overlooking the rear garden and composite door to rear garden. Doorway to:

GYM

5.26m x 5.16m (17'3" x 16'11")

A large room with UPVC double glazed French doors to outside and full height windows to each side, recessed ceiling spotlights and data points.

CHANGING ROOM

2.57m x 1.80m (8'5" x 5'11")

Two recessed ceiling spotlights.

SHOWER ROOM

2.59m x 1.78m (8'6" x 5'10")

Two recessed ceiling spotlights and extractor.

SERVICES

Mains water and electricity.
Private drainage with septic tank.
Oil fired central heating.

AGENT'S NOTES

Please note all dimensions and floor plans are approximate and should be used for guidance only. Fixtures and fittings: Items regarded as fixtures and fittings including carpets and curtains are initially excluded from the sale, although certain items may be available by separate negotiation, including furniture, gym equipment and full size pool table.
Council Tax Band G - Cheshire West & Chester (www.voa.gov.uk)

The property has recently been subject to a comprehensive scheme of modernisation, re-modelling and extension to create a large family house with high quality fixtures and fittings. There is also a separate Gym, Annexe and Garage block which requires some work to be completed. Depending on the requirements of the purchaser, there is an opportunity to finish the work to their own specification and requirements.

The Grange was built in 1935. More recently the property has been extended and subject to a comprehensive scheme of improvement and re-modelling to include a new slate roof, new flooring, re-wiring, re-plumbing, re-plastering and new windows. Our vendor informs us that the property has been

designed to some Passive House standards, being heavily insulated resulting in a low energy building. The term Passive House (Passivhaus in German) refers to the rigorous, voluntary, Passivhaus standard for energy efficiency in a building, reducing its ecological footprint.

DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the A55 Expressway continue straight across onto a small stretch of dual carriageway and at the roundabout take the first exit signposted Pulford and Rossett. Follow the B5445 for one-fifth of a mile into Belgrave and The Grange will be found on the right hand side.

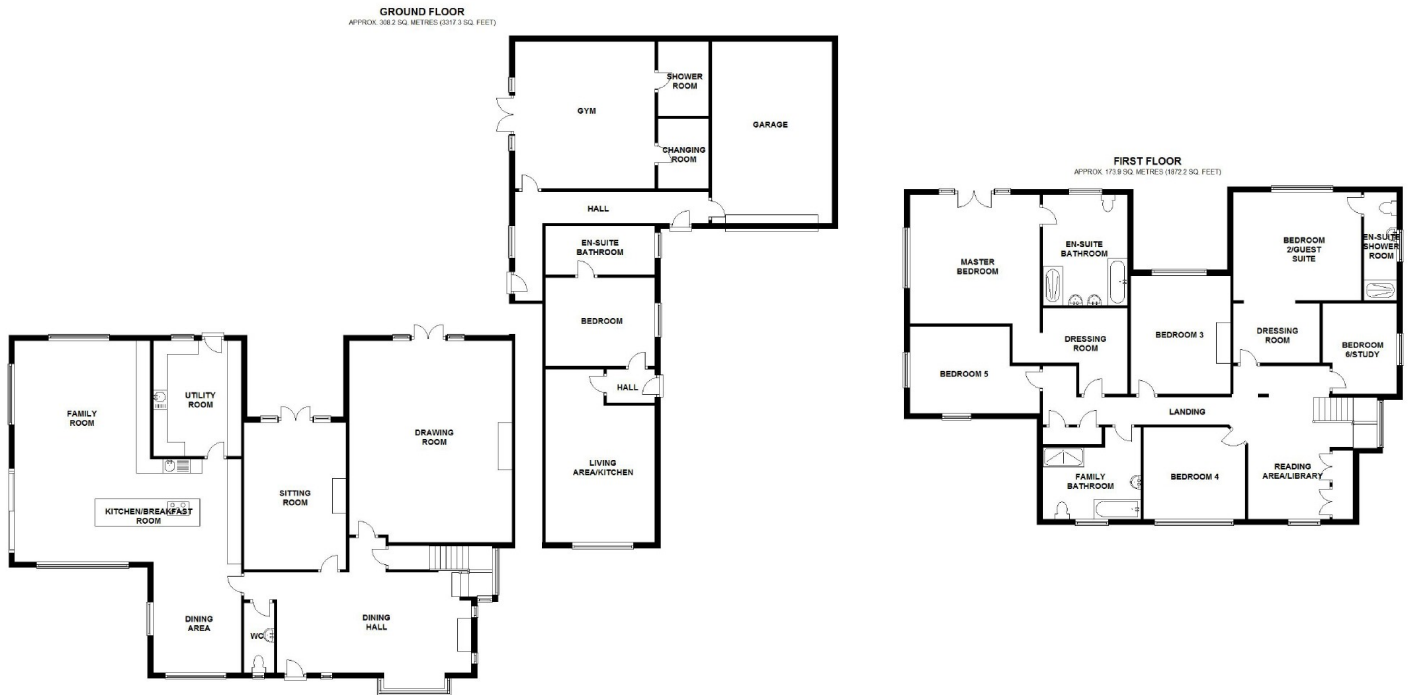
Alternatively from the Agent's Chester office turn left and proceed to the traffic lights, turning right into Lower Bridge Street. Continue into Handbridge and turn left at the top of the hill into Eaton Road. Continue into Eccleston village and at the T-junction turn right into Rake Lane. Continue under the bridge to the T-junction with the B5445 and turn left. The Grange is the first property on the right hand side.

VIEWING

By arrangement with the Agent's Chester Office on 01244 404040.

CAVENDISH SURVEYORS

If the property you buy is not for sale through Cavendish Ikin, one of our Surveyors can carry out a survey for you. The telephone number of our Survey Department is 01244 322422.
PS/DR/17.12.12



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

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