



The Loft

Pulford | Chester | CH4 9HB

Offers In The Region Of £500,000

MONOPOLY
BUY ■ SELL ■ RENT



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MUST SEE PROPERTY A fantastic opportunity to purchase a unique Grade II Listed three bedroom first floor barn conversion. A brilliant long term investment opportunity situated in a prime location, this converted former Grosvenor Estate building boasts a wow factor open plan living space with original restored beams and a vaulted ceiling, well proportioned bedrooms, a separate private garden, single garage, allocated parking and an idyllic semi-rural yet convenient location within this exclusive courtyard development to the south west of Chester. The internal accommodation is accessed via an external staircase leading to a first floor canopy porch, stunning open plan kitchen/lounge/dining space with contemporary fitted kitchen, inner hall, principal bedroom with space for super king, dressing room and en-suite shower room, two further KING SIZE bedrooms and main bathroom. The property was tastefully converted in 2003 and provides an array of character features including exposed beams and trusses. **VIEWING IS HIGHLY RECOMMENDED** to appreciate this beautiful, bright and airy property.

- BARN CONVERSION
- STYLISH OPEN PLAN KITCHEN/LOUNGE/DINING SPACE
- PRINCIPAL SUPER KING SIZE BEDROOM WITH EN SUITE & DRESSING ROOM
- CHARACTER FEATURES/THREE BEDROOMS
- GARAGE & ALLOCATED PARKING
- ENCLOSED PRIVATE GARDEN
- SOUGHT AFTER LOCATION
- GREAT LONG TERM INVESTMENT OPPORTUNITY
- GENEROUS PROPORTIONS
- VIEWING HIGHLY RECOMMENDED!



Location

Situated within an exclusive courtyard development of individually converted properties in the small hamlet of Cuckoo's Nest, a few miles to the south of the historic city of Chester. Chester provides an excellent range of services and facilities, including an award-winning theatre and numerous restaurants and bars. The Grosvenor Pulford Hotel and Spa is just over one mile away. Sporting facilities are well catered for with numerous sports clubs, gyms and facilities in and around the City, motor racing at Oulton Park and horse racing at Chester and Bangor-on-Dee. There is a good choice of both private and state schools, including the highly regarded independent schools of The King's and Queen's Schools. The property is well-placed for commuting to the commercial centres of the North West via the A55 which leads to the M53 and M56 motorway network and the property is within 2 miles of the Chester Business Park. The A55 also leads to the North Wales coast and across to Anglesey. Chester station offers a direct service to London, Euston within 2 hours.

Canopy Porch

The property is accessed by a timber external staircase leading to a canopy porch with door to the internal accommodation.

Inner Hall

Doors to three bedrooms and bathroom, timber flooring, exposed beams.

Kitchen/Lounge/Dining Area

31'5" x 20'9" (9.58 x 6.33)

A wonderful open plan space, beautifully presented is perfectly suited to entertaining or modern family living. A contemporary fitted kitchen with a range of wall and base units, complimentary worktops,

central island, 5 ring hob, oven, grill/microwave, dishwasher, washing machine, fridge/freezer, additional under counter fridge, inset sink drainer with mixer tap, tiled splashback, wine chiller. Timber flooring, inset gas fire, two windows to side, three skylight windows, a range of display/storage alcoves with built in bar area.

Bathroom

11'2" x 5'10" (3.42 x 1.79)

Tiled bath with central taps and shower over, wash hand basin set in timber vanity unit, w.c, tiled flooring, spotlights, skylight window, towel radiator.

Bedroom One

14'5" x 10'11" (4.41 x 3.35)

A generous principle bedroom with timber flooring, windows to front and side, spotlights, exposed timber beams and trusses, door to dressing area.

Dressing Room

11'1" x 3'9" (3.4 x 1.15)

Fitted wardrobes, timber flooring, door to en suite shower room.

En Suite Shower Room

9'11" x 5'10" (3.04 x 1.79)

Walk in shower with mains shower over, hand hold attachment, aqua panel splashback and shower screen, w.c, wash basin basin set in a timber vanity unit, tiled flooring, towel radiator, skylight window.

Bedroom Two

11'0" x 10'7" (3.37 x 3.25)

Double bedroom with timber flooring, window to side with fitted shutters, exposed timber beams, spotlights.

Bedroom Three

11'2" x 10'7" (3.41 x 3.24)

Another good sized double bedroom with timber





flooring, spotlights, window to side with fitted shutters, exposed timber beams.

Garage

20'0" x 9'8" (6.12 x 2.95)

Currently used as a home gym with storage area in the eaves, pedestrian door to garden, vehicle door to front.

Garden

A lovely outside space that offer a good degree of privacy, enclosed with fencing, lawn, patio, planted borders.

Parking

Two spaces in front of garage with a further space adjacent to the property.

Important Information

MONEY LAUNDERING REGULATIONS 2003

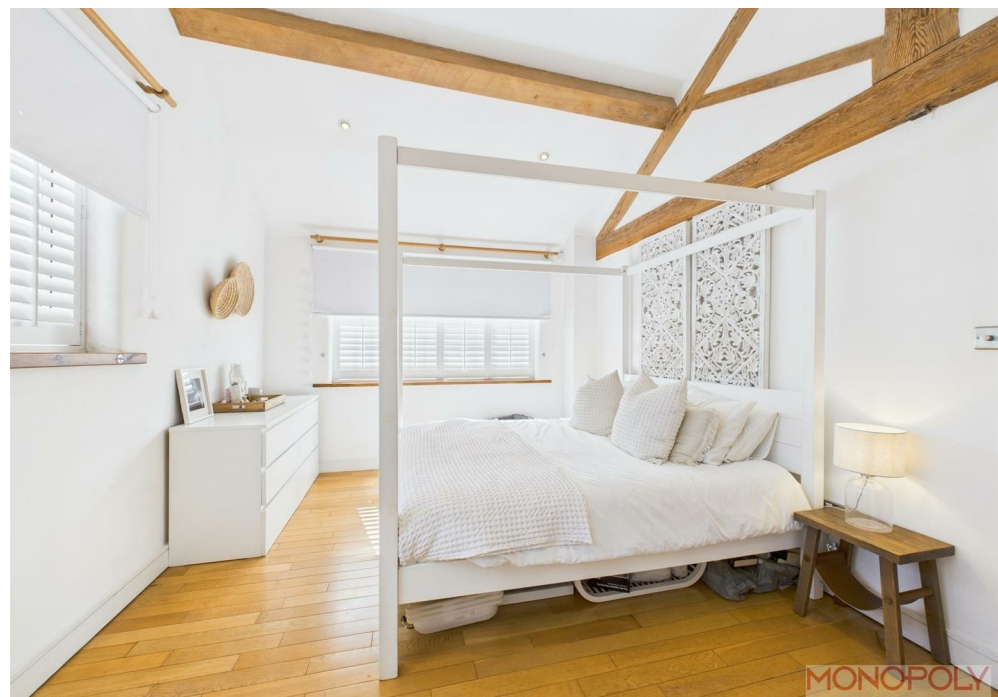
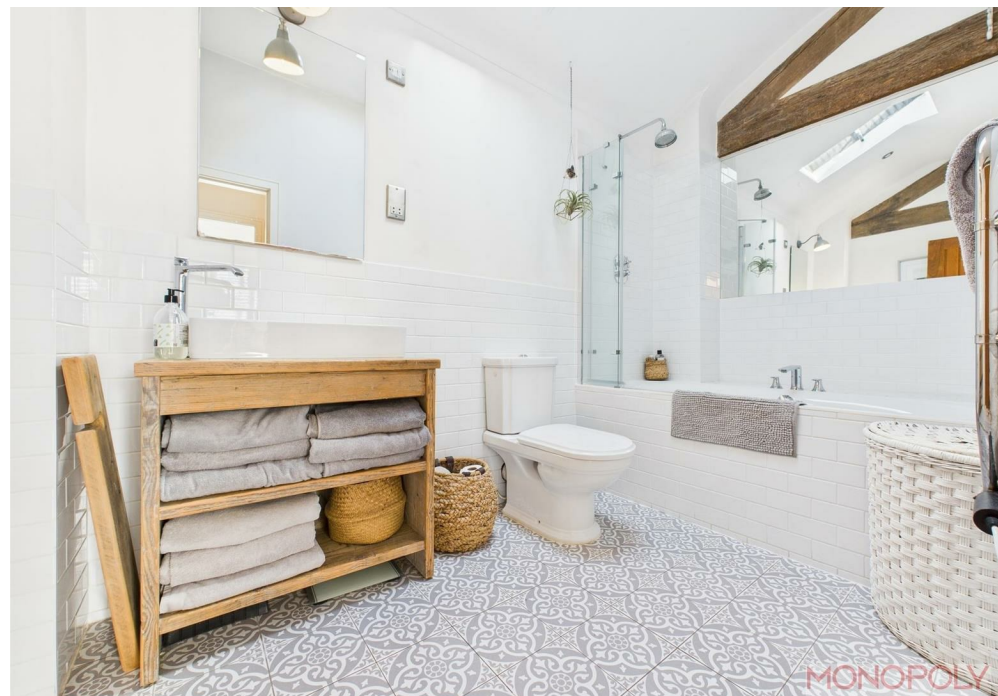
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

Additional Information

Electronic alarm system, shared private drainage, gas fired under floor heating system, hive heating controls, solid oak strip flooring, exposed roof trusses and beams. Service charge for 2023 is approx £100 per month. Grade 2 listed.



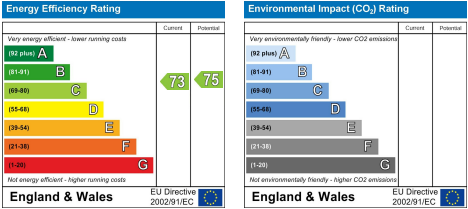


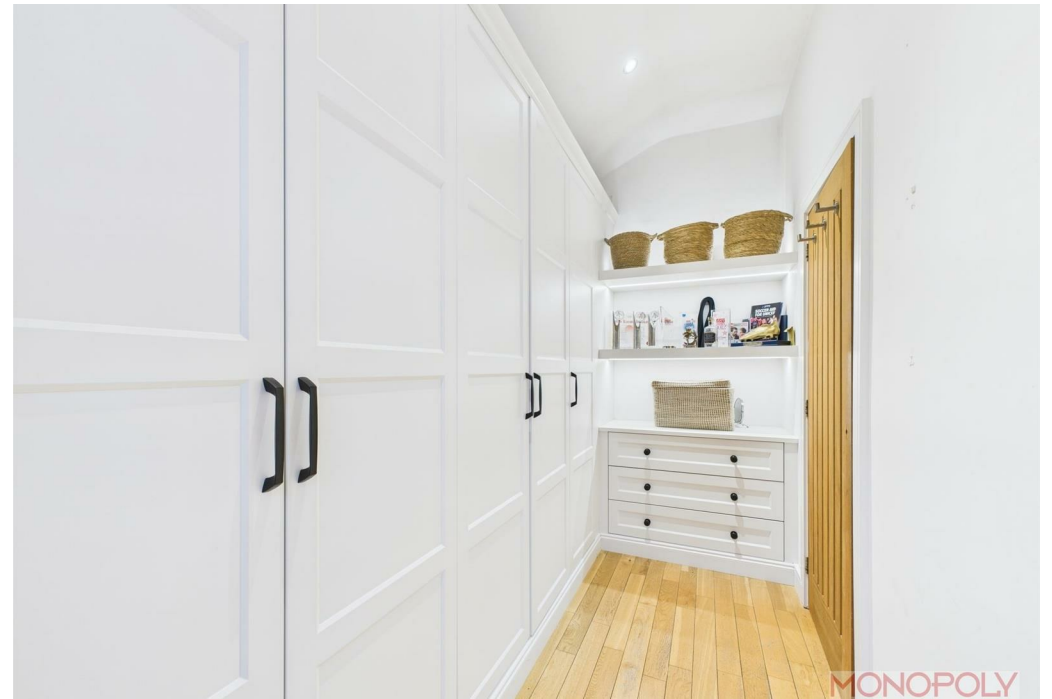
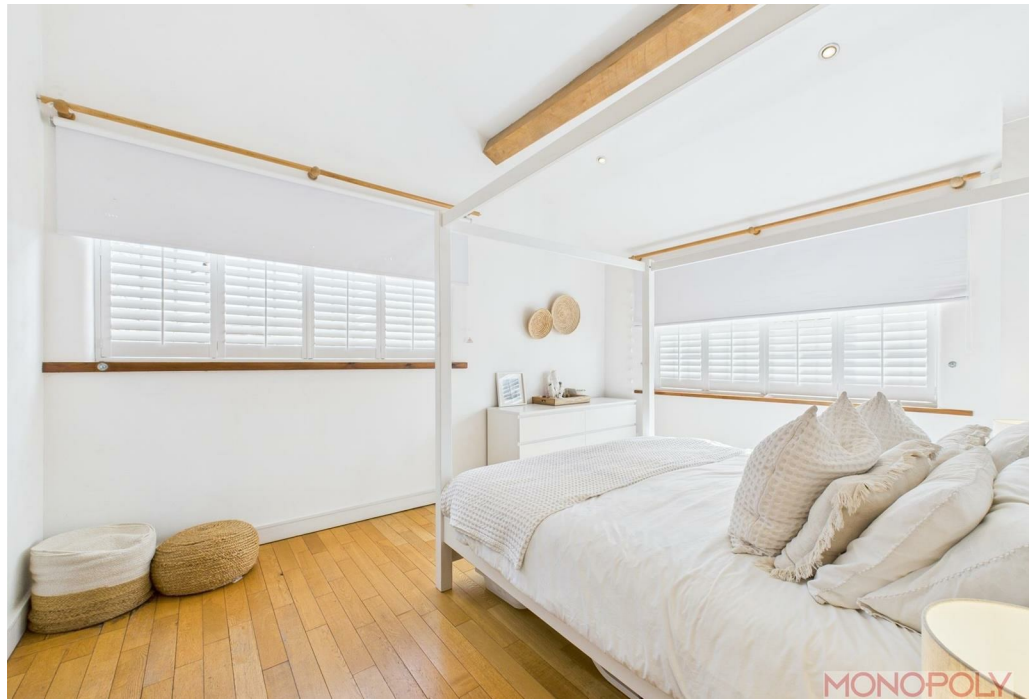
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