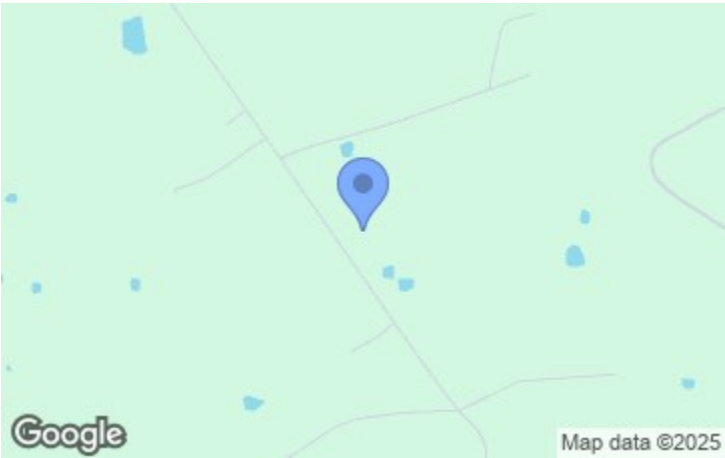


The Old School House Straight Mile, Poulton, Chester, CH4 9EQ



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**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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**The Old School House Straight Mile**  
Poulton, Chester,  
CH4 9EQ

**Plus VAT**  
**£825,000**

**\* CONVERTED FORMER SCHOOL HOUSE \* PICTURESQUE RURAL LOCATION WITH FAR REACHING VIEWS \* GENEROUS SIZED GARDEN WITH BRICK OUTBUILDING** An attractive three/four bedroom Grade II listed former Grosvenor Estate school house occupying a picturesque rural position towards the end of Straight Mile in Poulton. The accommodation briefly comprises: entrance hall with inner hall and built-in storage cupboard, sitting room/dining area with decorative brick fireplace and patio doors to outside, fitted kitchen, side hall, snug/bedroom four, principal bedroom with built-in wardrobe, dressing area and en-suite shower room, bedroom two, first floor landing, walk-in airing cupboard, an impressive living room with vaulted ceiling, exposed beams and patio doors to the balcony enjoying views across surrounding countryside, bedroom three and family bathroom with separate shower. The property retains many original cast-iron diamond patterned windows and benefits from oil fired central heating with a new boiler installed in 2023. The property is approached via a gated driveway which leads to a large detached garage with an inspection pit and useful loft storage space above. The Old School House is set within extensive lawned gardens with a York stone terrace at the rear and detached brick-built outbuilding incorporating a store room, workshop and utility/outside WC. If you are looking for a period house in a stunning rural location, yet convenient for access to the city of Chester, then we would strongly urge you to view.



LOCATION



Poulton is a civil parish in Cheshire West and Chester. The parish is entirely rural and forms part of the estate of the Duke of Westminster. The property is positioned in a highly desirable country location just a few miles from Chester close to the Wales/England border, and with good access to the Chester Business Park and A55 Expressway. Road communications are excellent, being within easy reach 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 Kings School in Chester is easily accessible.

THE ACCOMMODATION COMPRISES:



ENTRANCE HALLWAY

Wooden panelled entrance door with window light above, radiator, burglar alarm control pad, spindled staircase to the first floor, and original decorative cast-iron window. Opening to inner hall and doors to the sitting room/dining area and snug/bedroom four.

INNER HALL

Built-in storage cupboard with shelving, beamed ceiling, and ceiling light point. Glazed doors to bedroom one and bedroom two.

SNUG/BEDROOM 4

4.62m x 3.68m (15'2" x 12'1")



Original cast-iron window overlooking the front, ceiling light point, picture rails, three wall light points, double radiator with thermostat, woodblock parquet flooring, internal cast-iron window to the utility room, and raised slate hearth with sealed fireplace.

SITTING ROOM/DINING AREA

6.05m max x 4.09m max (19'10" max x 13'5" max)



Decorative exposed brick fireplace with wooden beam and slate hearth, feature exposed brick wall, beamed ceiling, ceiling light point, three wall light points, picture light point, Myson radiator, and UPVC double glazed patio door with leaded glass overlooking the rear. Glazed door to the kitchen.

KITCHEN

3.66m x 2.97m (12' x 9'9")



Fitted with a comprehensive range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset twin bowl Franke stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work

boarded front door. External alterations in modern idiom are. confined to the rear.

The interior is altered, with the Schoolhouse converted to part of the dwelling. A mounting block cut from a single stone is by the path close to the schoolmaster's house. Before conversion to part of the house, the schoolhouse was used as St Chad's Mission Church.

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 new traffic lights bear left, signposted Pulford and Rossett. Follow the B5445 and continue straight ahead at the new roundabout into Belgrave. Then take the turning left after the Grosvenor Garden Centre signposted Poulton into Straight Mile. Follow Straight Mile for approximately 1 mile into Poulton and the property will be observed on the right hand side.

TENURE

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

\* Council Tax Band G - Cheshire West and Chester.

AGENT'S NOTES

- \* Oil fired central heating with a new boiler installed 2023.
- \* Private drainage system, replaced in 2022.
- \* Mains water and electric.
- \* Grade II Listed Building.
- \* Conservation Area.
- \* The property is protected by a burglar alarm.
- \* The Myson radiator in the day room is connected to the oil central heating boiler and can be controlled in isolation.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW



SIDE GARDEN



To the right hand side of the house there is a further lawned garden with well stocked bed being enclosed by boundary hedging with mature trees and a screened oil storage tank. Outside Worcester oil fired central heating boiler.



OUTSIDE REAR



To the rear there is a York stone flagged patio with walled boundary and a detached brick outbuilding.

BRICK-BUILT OUTBUILDING



Incorporating a store room, workshop and utility/WC.

STORE ROOM

5.46m x 3.07m (17'11" x 10'1")

WORKSHOP

3.18m x 3.07m (10'5" x 10'1")

OUTSIDE WC/UTILITY

3.07m x 1.70m (10'1" x 5'7")

Low level WC, light point, stainless steel sink unit with cold water tap and storage cupboard beneath, quarry tiled floor, and stable type door with glazed insert.



LISTED BUILDING

Entry Name: The Schoolhouse (Former Schoolhouse and Schoolmasters House), Listing Date: 2 November 1983, Grade: II, Source: Historic England, Source ID: 1138389

The Schoolhouse (Former Schoolhouse and Schoolmaster's House. Former Schoolhouse and Master's House, now one dwelling, 1866 for the 2nd Marquis of Westminster. Brown brick with grey slate gabled roofs and 2 diminishing brick chimneys. An almost symmetrical house of 1½ storeys and 2 windows with schoolhouse attached to left with gable to road. Mullioned and transomed sandstone window openings with sandstone cills and label-mould lintels. Datestone above window to school hall with Grosvenor Sheaf and crest. Iron diamond-pane casements to front and left end. Framed and

surface areas. Fitted four-ring Hotpoint electric ceramic hob with extractor above, and built-in New World electric fan assisted double oven and grill. Plumbing and space for dishwasher, space for fridge, two exposed beams, three ceiling light points, and UPVC double glazed leaded window overlooking the rear. Glazed door to the utility room.

SIDE HALL

3.02m x 1.35m (9'11" x 4'5")

Quarry tiled floor with recessed mat well, feature exposed brickwork, two exposed beams, access to roof void, burglar alarm control pad, electrical consumer unit, original cast-iron window to side with slate windowsill, UPVC double glazed leaded window to rear, and wooden panelled door with glazed insert to outside.

BEDROOM ONE

4.29m x 4.19m (14'1" x 13'9")



Original cast-iron secondary glazed window overlooking the front, beamed ceiling, three wall light points, double radiator with thermostat, exposed wooden floorboards, and built-in wardrobe with two sliding mirrored doors. Glazed door to dressing area.

DRESSING AREA

1.88m x 1.57m (6'2" x 5'2")



Original cast-iron secondary glazed window overlooking the front with stone windowsill, feature exposed brickwork, beamed ceiling, and access to roof void. Glazed door to the shower room.

SHOWER ROOM

2.24m x 1.83m (7'4" x 6')



Comprising: shower enclosure with wet boarding, Triton electric shower, glazed shower screen and glazed door, pedestal wash hand basin and low level WC. Part tiled walls, vinyl floor covering, single radiator, beamed ceiling, wall light point, recessed ceiling spotlight, extractor, original cast iron secondary glazed window to side, electric shaver point.

BEDROOM TWO

5.31m x 3.23m to front of wardrobe (17'5" x 10'7" to front of wardrobe)



Built-in wardrobe with two sliding doors, recess with wash hand basin, storage cupboard beneath, illuminated wall mirror, glass shelf and electric shaver point, four wall light points, exposed wooden floorboards, original secondary glazed cast-iron window to side, and UPVC double glazed patio door with leaded glass to outside.

LANDING

4.45m x 1.78m (14'7" x 5'10")



Spindled balustrade, original cast-iron secondary glazed window overlooking



the front, smoke alarm, access to loft space, and two wall light points. Doors to the living room, bedroom three, family bathroom and walk-in airing cupboard.

WALK-IN AIRING CUPBOARD

Housing the hot water cylinder and immersion heater with light point.

LIVING ROOM



A large reception room with wooden panelled vaulted ceiling and two beautiful exposed beams, painted brickwork, skirting board radiators, original cast-iron secondary glazed window overlooking the front with bench seat, original cast-iron secondary glazed window to the side, high level cast-iron secondary glazed window, and UPVC double glazed sliding patio door with leaded glass leading out onto the balcony.



BALCONY



With metal railings, retractable sun awning, and views over the surrounding countryside.

BEDROOM THREE

4.62m x 3.66m (152" x 12')



Original cast-iron window overlooking the front, ceiling light point, double radiator, and two wall light points.

FAMILY BATHROOM

3.30m max x 2.64m max (10'10" max x 8'8" max)



Coloured suite comprising: large bath with side panel; tiled shower enclosure with Triton electric shower, glazed shower screen and glazed door; pedestal wash hand basin; and low level WC. Fully tiled walls, electric shaver point, vinyl floor covering, two wall light points, Expelair extractor, and original cast-iron secondary glazed window overlooking the rear with views over surrounding countryside.

OUTSIDE



The property occupies a generous sized plot and is approached via a gated crushed slate driveway which leads to a large brick-built double garage with twin up and over doors.



DOUBLE GARAGE

6.71m x 5.92m (22' x 19'5")



Bick-built double garage with twin up and over garage doors, inspection pit,

fluorescent strip lighting, ample power points, and side personal door. Above the garage there is a large boarded loft area with fluorescent strip lighting.



OUTSIDE FRONT



To the front there is a lawned garden with gated pathway, and stocked border being enclosed by low brick walling with sandstone coping and beech boundary hedge.