



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	77

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	52

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White Gable Cottage, Old Sealand Road

Chester,
CH1 6BR

Offers Around

£550,000

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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

* CHARMING COTTAGE LOCATED CLOSE TO THE VILLAGE OF SAUGHALL * USEFUL DETACHED BUILDING USED AS A WORKSHOP & HOME OFFICE. An attractive four bedroom semi-detached cottage occupying a generous size plot conveniently situated close to the popular village of Saughall and within easy reach of Chester city centre and North Wales. The original part of the cottage is believed to date back to the 19th century and in more modern times has been considerably extended to create a spacious family home with a flexible layout. The accommodation briefly comprises: open porch, reception hallway, utility/downstairs WC, large living room with log burner, open-plan kitchen and dining area, sitting room with French doors to the garden, garden room with bi-folding doors to the garden, landing, principal bedroom with en-suite shower room, three further bedrooms and a family bathroom. The property benefits from UPVC double glazed windows, solar panels, oil fired central heating and a log burner which is also linked to the central heating and domestic hot water system. Externally there is a cottage style garden at the front with gated driveway parking at the side and further double opening gates allowing access to the rear garden. The main garden at the rear enjoys a southerly aspect and provides a lawned area with plenty of space for children to play, a paved terrace, chicken run and greenhouse. There is also a detached brick-built building, which is believed to have been an old smithy, that has been converted into a useful workshop and home office. If you are looking for a character home, in a semi-rural location, then we would strongly urge you to view.



LOCATION



The cottage is located along Old Sealand Road, which is approximately one mile away from Saughall. The popular village of Saughall is situated some 4 miles from Chester and within a short distance of the M56 Motorway which leads to the motorway network. Liverpool, Manchester, the Wirral peninsula and Wales are all within easy reach. Local amenities include a primary school, day nursery, Medical Centre, Co-op food store/post office, pharmacy, hairdressers, local garage and village pub. Chester city centre is easily accessible and offers a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses, while the River Dee offers a range of recreational facilities including pleasant walks across the Meadows. The Roodee Racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the summer. Chester's main station has regular train services and a two hour intercity service to London Euston. Liverpool and Manchester are easily accessible by road and rail and are served by international airports.

THE ACCOMMODATION COMPRISES:



ENTRANCE PORCH



Open porch with wooden pillar, and quarry tiled floor. Wooden panelled entrance door with glazed inserts and glazed side windows to the reception hall.

RECEPTION HALLWAY

3.73m x 2.08m (12'3" x 6'10")



Single radiator, coved ceiling, ceiling light point, smoke alarm, BT master socket, oak wood strip flooring, and spindled staircase to the first floor, Double opening oak panelled doors to the living room and oak panelled doors to the kitchen/dining room and downstairs WC/utility room.

UTILITY/DOWNSTAIRS WC

2.08m x 1.80m (6'10" x 5'11")



Fitted oak worktop with matching upstand, storage cupboard beneath and inset ceramic sink unit with chrome mixer tap, plumbing and space for washing machine, space for tumble dryer, matching wall cupboards, shelving, wood strip flooring, single radiator with thermostat, recessed LED ceiling spotlights, low level WC, and UPVC double glazed internal window with obscured glass.



FORMER SMITHY



Within the garden there is a detached brick-built building, which is believed to have been originally used as a smithy, now converted into a useful store room/workshop and home office with mezzanine area. Attached to the rear of the building there is a large lean-to store which also houses the oil storage tank.

WORKSHOP

5.16m x 4.55m (16'11" x 14'11")

Double opening UPVC entrance doors, UPVC double glazed window, and tall sliding wooden doors. Door to home office.

HOME OFFICE

3.15m x 2.90m (10'4" x 9'6")



UPVC double glazed window, wood strip flooring, and power. Door to store room.

STORE ROOM

2.95m x 1.42m (9'8" x 4'8")

Light point, and wooden staircase to the mezzanine storage area.

DIRECTIONS

From the agent's Chester office proceed along Grosvenor Street to the roundabout and take the third exit onto Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street, passing the Chester Racecourse on the left hand side. Follow the road under the railway bridge and along New Crane Street into Sealand Road. Follow Sealand Road proceeding straight across at several sets of traffic lights, passing B&Q, and the Volkswagen Chester and Lookers Vauxhall garages. After approximately two miles turn right at the traffic lights into Old Sealand Road, sign posted Saughall. Follow the road past St. Bartholomew's Church and at the bend in the road turn right, which is a continuation of Old Sealand Road. The cottage will then be found on the right hand side.

ALTERNATIVE DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the Grosvenor roundabout and turn right onto Nicholas Street. Continue straight across at the traffic lights into St. Martin's Way and at the Fountains roundabout turn left. Keeping in the left hand lane follow the Parkgate Road to the roundabout and take the third exit onto the A540 towards Mollington and Saughall. Follow the A540 past the Mollington Banastre Hotel. After some distance turn left signposted Saughall into Long Lane. Continue into the village, which leads into Church Road and then Seahill Road. Follow Seahill Road out of the village, passing the playing fields and over the bridge. Then take the turning left on the bend in the road into Old Sealand Road. The cottage will then be found on the right hand side.

TENURE

* Tenure - Understood to be Freehold.

COUNCIL TAX

* Council Tax Band G - Flintshire Council.

AGENT'S NOTES

- * The detached building to the rear is possibly an old smithy but is currently used as a workshop and home office. There is potential to convert the building in to some form of additional accommodation, subject to any necessary consents and building regulations approvals that may be required.
- * The property benefits from oil fired central heating.
- * There is a log burner in the living room which is linked into the central heating and domestic hot water system.
- * Mains electricity and water are connected.
- * There is a well and working pump in the garden capped by a large circular shaped piece of sandstone.
- * Private septic tank drainage.
- * There are solar panels at the rear of the cottage which are connected to a battery storage system.

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

PS/PMW

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 £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

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.

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

FAMILY BATHROOM
2.67m x 1.80m (8'9" x 5'11")



Well appointed suite in white with chrome style fittings comprising: panelled bath with mixer tap, wall mounted mixer shower with canopy style rain shower head, extendable shower attachment and folding glazed shower screen; vanity unit with sink, mixer tap, tiled splashback and two storage drawers beneath; and low level dual-flush WC. Wall tiling to bath and shower area, vinyl floor covering, double radiator, ceiling light point, electric shaver point, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front of the property there is a lawned garden with shrubbery being enclosed by a brick boundary wall and wooden picket fencing with a pathway to the porch. Outside lantern style lighting to front and side. A gravelled driveway with double opening five bar wooden gates extends to the side. A further set of high wooden double opening gates and a side pedestrian gate provide access to the rear garden.



OUTSIDE REAR



To the rear the garden is of a generous size and laid mainly to lawn with an extensive paved terrace featuring a capped well and hand pump. The rear garden is enclosed by fencing with mature shrubs and trees, log store, composting bins, chicken coop, and greenhouse.



LIVING ROOM
6.71m x 4.52m (22' x 14'10")



A large living room featuring a chimney breast with oak mantel, slate hearth and recess housing a cast-iron log burner, fitted storage cupboards to recess with book shelving and provision for wall mounted flat screen television, telephone point, double radiator, two ceiling light points, wooden floorboards, and three UPVC double glazed windows overlooking the front and side.



KITCHEN/DINING ROOM



Open-plan kitchen/dining room.

KITCHEN AREA
4.85m x 3.58m (15'11" x 11'9")



Fitted with a modern frame of 'in-frame' kitchen units incorporating drawers and cupboards with oak worktops and matching upstands. Inset one and half bowl ceramic sink unit with chrome mixer tap. Matching island unit with tiled worktop, storage cupboards, drawers and shelving beneath. Decorative fireplace recess with freestanding Britannia range style cooker incorporating a six-ring gas hob (LPG), double oven and pan-store. Plumbing and space for dishwasher, space for tall fridge/freezer, freestanding Worcester Danesmoor 20/25 oil fired central heating boiler, recessed LED ceiling spotlights, travertine tiled floor, and UPVC double glazed bay window with display windowsill overlooking the front.

DINING ROOM
4.88m x 2.49m (16' x 8'2")



Recessed LED ceiling spotlights with dimmer switch controls, travertine tiled floor, space for dining table and chairs, and double glazed bi-folding doors to the family room.

SITTING ROOM
4.95m x 3.18m (16'3" x 10'5")



UPVC double glazed French doors to the rear garden, UPVC double glazed windows, vinyl wood effect strip flooring, pitched ceiling with recessed LED ceiling spotlights, two double glazed Velux roof lights, double radiator, and fitted with a useful range of storage cupboards. Door to the garden room.



LANDING
5.82m x 2.06m (19'1" x 6'9")



With spindle balustrade, UPVC double glazed window overlooking the rear, UPVC double glazed window overlooking the front, single radiator, ceiling light point, and built-in airing cupboard housing the hot water cylinder and immersion heater with slatted shelving. Oak panelled doors to bedroom one and bedroom four and opening to inner landing.

GARDEN ROOM
7.01m x 2.69m extending to 3.58m (23' x 8'10" extending to 11'9")



UPVC double glazed bi-folding doors to the rear garden, corner UPVC double glazed windows, pitched ceiling with recessed LED ceiling spotlights, double glazed Velux roof light, double radiator, and laminate wood strip flooring.



INNER LANDING
Ceiling light point. Oak panelled doors to bedroom two, bedroom three and the family bathroom.

BEDROOM ONE
4.57m x 4.09m (15' x 13'5")



UPVC double glazed window overlooking the rear, UPVC double glazed window to side, coved ceiling, ceiling light point with dimmer switch control, and single radiator. Oak panelled door to the en-suite shower room.



EN-SUITE SHOWER ROOM
2.51m x 1.22m (8'3" x 4')



Well appointed and briefly comprising: tiled shower enclosure with Mira mixer shower, canopy style rain shower head, extendable mixer tap and glazed shower screen; vanity unit with wash hand basin, mixer tap and two storage drawers beneath; and low level dual-flush WC. Vinyl wood effect flooring, chrome electric ladder style radiator, three recessed ceiling spotlights, and extractor.

BEDROOM TWO
4.24m x 2.54m (13'11" x 8'4")



UPVC double glazed window overlooking the rear, single radiator, ceiling light point, and built-in wardrobe with hanging rail and shelf.

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



UPVC double glazed window overlooking the front, ceiling light point, single radiator, and chimney breast with decorative cast-iron fireplace.

BEDROOM FOUR
3.25m x 2.54m (10'8" x 8'4")



UPVC double glazed window overlooking the front, ceiling light point with dimmer switch control, single radiator with thermostat, and access to loft space with retractable ladder.