



| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   | 11                      | 46        |
| Not energy efficient - higher running costs                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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 <sub>2</sub> emissions                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |

**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.



**Canal Turn Croughton Road**  
Croughton, Chester,  
CH2 4DA

**Price**  
**£650,000**

\* DELIGHTFUL SEMI-RURAL LOCATION ADJOINING THE CANAL \* LARGE PLOT EXTENDING TO 0.68 ACRE \* SELF-CONTAINED ANNEX. An attractive semi-detached barn conversion occupying a pleasant semi-rural location in Croughton with delightful views over the Shropshire Union Canal. The accommodation briefly comprises: entrance hall, reception hallway, cloakroom/WC, large living room with brick fireplace and cast-iron log burner, separate games room/additional reception room, impressive open-plan kitchen, family room and dining area, utility room, galleried style landing, principal bedroom with walk-in wardrobe, en-suite shower room and French doors leading out onto a balcony which enjoys outstanding views of the surrounding countryside, bedroom two, bedroom three, bedroom four, family bathroom and mezzanine area. There is also a self-contained annex with living room/dining area, kitchenette, bedroom and wet shower room. Externally there is a driveway parking area at the front whilst to the rear there is a large lawned garden and wrap around flagged patio enjoying views towards the canal and surrounding countryside.

LOCATION



Croughton is a small hamlet and civil parish on the outskirts and 3.5 miles (5.7 km) north of the city of Chester, and part of the unitary authority of Cheshire West and Chester. The Shropshire Union Canal runs through Croughton and there is easy access to the M53 and M56, and the surrounding road network.

THE ACCOMMODATION COMPRISSES:



ENTRANCE HALL

2.69m x 1.60m (8'10" x 5'3")

UPVC double glazed entrance door, UPVC double glazed window, recessed ceiling spotlights, hanging for cloaks, built-in cupboard housing the electrical consumer unit, and Hive central heating and hot water controls. Door with fan glazed insert to the annex and glazed door to the reception hall.

RECEPTION HALL

4.19m x 3.43m max (13'9" x 11'3" max)



Double radiator, telephone point, feature exposed brick wall, quarry tiled floor, and spindled staircase to the first floor and galleried style landing. Doors to the cloakroom/WC, dining/family room/kitchen, living room and games room.

LIVING ROOM

5.74m x 5.18m (18'10" x 17')



Feature brick fireplace with raised hearth housing a cast-iron log burner and wooden mantel, beamed ceiling with recessed LED ceiling spotlights, feature exposed brickwork, double radiator, wood strip flooring, TV aerial point, telephone point, and two sets of French doors with double glazed side windows.



CLOAKROOM/WC

2.06m x 1.47m (6'9" x 4'10")



Comprising: low level dual-flush WC; and pedestal wash hand basin with tiled splashback. Single radiator with thermostat, tiled floor, hanging for cloaks, extractor, beamed ceiling with ceiling light point, and double glazed window with obscured glass.



DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. At the Fountains roundabout proceed straight across, passing the Northgate Arena on the left, and at the next roundabout take the first exit towards Hoole over the Hoole Bridge. Continue along Hoole Road and take the third turning left into Newton Lane. Follow Newton Lane over the bridge and take the third turning left, which is immediately after The Firs School, into Wealstone Lane. At the roundabout turn right into Heath Road. Follow Heath Road past Upton Village Hall and The Wheatsheaf public house and the traffic lights continue straight across into Caughall Road. Continue along Caughall Road and take the turning left signposted Chorlton, Croughton and Backford. Follow the road for approximately 1.5 miles into Croughton, passing Top Farm and Pennywell Farm. The driveway entrance will then be found on the right hand side.

TENURE

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

COUNCIL TAX

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

AGENTS NOTES

- \* The water is provided by a borehole with a water treatment plant for The Barn and Canal Turn.
- \* LPG central heating system. The cylinder is located to the right of the driveway.
- \* The annexe has electric heating.
- \* Private drainage system shared with the neighbouring property The Barn and Canal Turn.
- \* The property was converted from a former farm building in 1991.
- \* There is a Hive central heating and hot water control.

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.

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

VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW

## Canal Turn Croughton Road, Croughton, Chester, CH2 4DA

### BEDROOM

2.51m x 2.24m (8'3" x 7'4")



### OUTSIDE REAR



To the rear there is a large lawned garden with a flagged wrap around terrace, well stocked borders with low brick walling, mature shrubs and trees. The garden adjoins the Shropshire Union canal. There is also gated access into Croughton Road.

### SHOWER ROOM

2.24m x 0.99m (7'4" x 3'3")



Comprising: wet shower area with Mira electric shower, three handrails and fold-down seat; wall hung WC with concealed dual-flush cistern; and wall mounted wash hand basin with mixer tap. Wet boarding to walls, wet flooring, electric towel radiator, recessed ceiling spotlights, and Vent-Axia extractor.

### OUTSIDE FRONT



To the front of the property there is a shared entrance which leads to a driveway/parking area. Outside lantern style light and sensor spotlight. Double opening metal gates at the side provide access to the side and rear garden. External meter cupboard.

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### GAMES ROOM/ADDITIONAL RECEPTION

5.44m x 3.02m (17'10" x 9'11")



Double glazed window overlooking the front, double radiator with thermostat, and beamed ceiling with ceiling spotlights.

### DINING/FAMILY ROOM/KITCHEN



Large open plan room incorporating a fitted kitchen, dining area and family room.

### DINING AREA

4.57m x 2.57m (15' x 8'5")



Recessed LED ceiling spotlights, two double radiators with thermostats, slate tiled floor, ample space for dining table and chairs. Feature brick pillar with openings to the kitchen and family room. Door to the utility room.

### FAMILY ROOM

3.56m x 2.92m (11'8" x 9'7")



Double glazed French doors to outside with plantation style shutters, slate tiled floor, ceiling light point, double glazed window overlooking the garden, and pitched ceiling with double glazed Velux roof lights.

### KITCHEN

3.78m x 2.95m (12'5" x 9'8")



Fitted with a range of hand painted base and wall level units incorporating drawers, cupboards, and two pull-out basket drawers with granite worktops and matching upstands. Inset single bowl composite sink unit and drainer with mixer tap. Freestanding Classic 110 range style cooker with six-ring gas hob, double oven, grill and pan drawer with extractor above. Integrated fridge/freezer, built-in dishwasher, slate tiled floor, recessed LED ceiling spotlights, double glazed windows overlooking the rear garden, and pitched ceiling with double glazed Velux roof lights.

### UTILITY ROOM

2.62m x 1.85m (8'7" x 6'1")

Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap, plumbing and space for washing machine, space for tumble dryer, slate floor, and ceiling light point.

