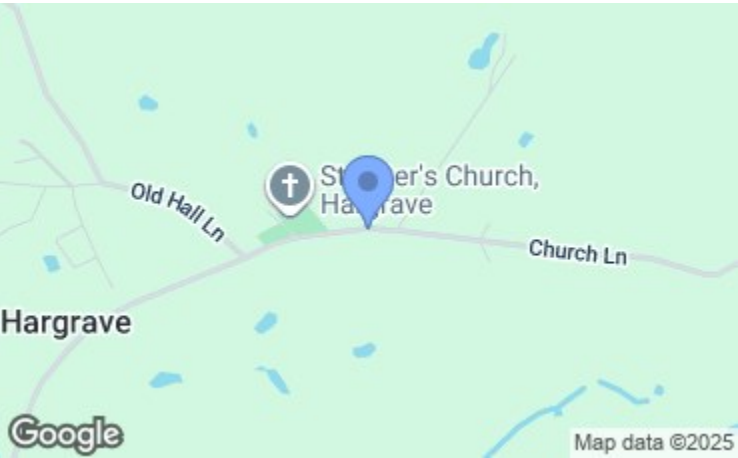
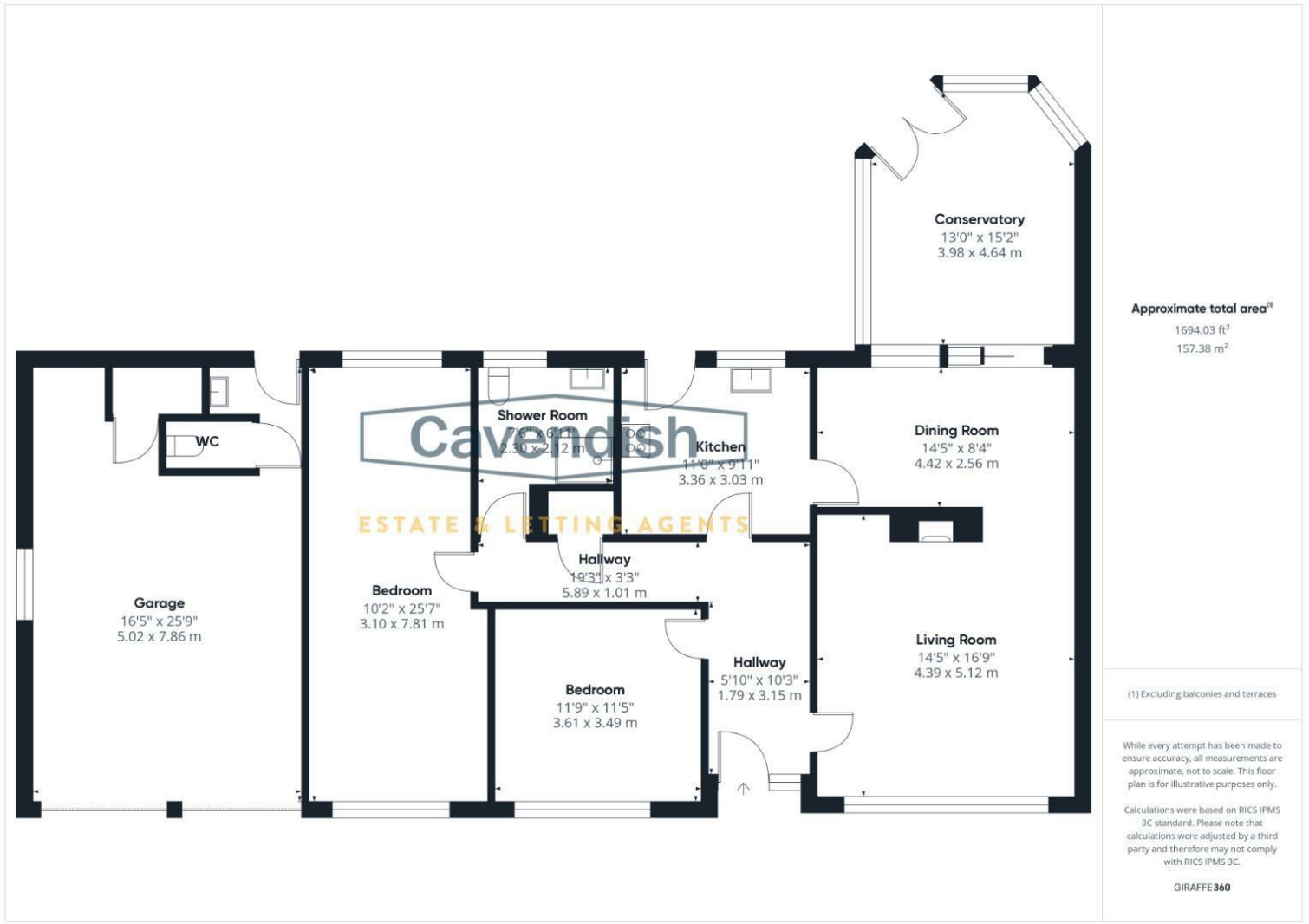




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 | 71 79     |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC | 66 75     |

Cavendish

ESTATE AGENTS

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Scots Pines Church Lane

Hargrave, Chester,  
CH3 7RN

Price  
£450,000

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.

\* PICTURESQUE SEMI-RURAL LOCATION \* FANTASTIC VIEWS ACROSS FARMLAND \* LARGE PLOT CIRCA 1/3 ACRE. A two bedroom detached bungalow occupying a pleasant position along Church Lane in desirable village of Hargrave ideally situated between the village of Tarporley and the city of Chester. The accommodation briefly comprises: reception hall, living room with cast-iron log burner, kitchen, dining room with patio doors to a large conservatory, large dual-aspect bedroom (which has potential to be divided into two separate bedrooms), bedroom two and shower room. The property benefits from oil fired central heating, UPVC double glazed windows, and two sets of solar panels providing both electric and hot water. Externally there is a lawned garden at the front with a gated driveway leading to a double garage with twin remote controlled roller shutter doors, a useful boiler room, oil storage tank, wash area and separate WC. To the rear the garden is a particular feature being of a generous size and laid mainly to lawn with a flagged terrace and views across the surrounding farmland and with Peckforton Castle in the distance.

## LOCATION



The small village of Hargrave is located within some of Cheshire's most glorious countryside with nearby Peckforton and Bickerton Hills, and Beeston and Peckforton Castles provided a stunning and dramatic backdrop. The nearby village of Tattenhall provides a good range of amenities including Moreton Stores, a post office, butchers, pharmacy, doctors' surgery, sports centre, The Sportsman's Arms pub and dining, The Letters Inn, The Barbour Institute, a hair and beauty salon, coffee shop, and a well regarded primary school. The nearby A41 allows easy access into the historic city of Chester approximately 8 miles distant, and also provides a link to the A51, M53 and M56, facilitating travel to a number of commercial destinations within the north-west. Private schools include The King's School, The Queen's School, The Grange in Northwich and Abbey Gate College in Saughton.

## APPROXIMATE DISTANCES

Tattenhall 4 miles, Tarporley 5½ miles, Chester - 8 miles, Wrexham - 16 miles, Whitchurch - 17 miles, Nantwich - 14 miles, Crewe 18 miles, Liverpool 32 miles, Liverpool Airport - 29 miles, Manchester 45 miles and Manchester Airport - 38 miles.

(Source - RAC Route Planner. All distances are approximate)

## THE ACCOMMODATION COMPRISES:

## PORCH

Recessed porch with terrazzo tiled step and external letterbox. UPVC double glazed entrance door with double glazed side panel to entrance hall.

## ENTRANCE HALL



Double radiator with thermostat, deep coved ceiling, two ceiling light points, smoke alarm, access to loft space, and built-in airing cupboard housing the hot water cylinder and immersion heater with slatted shelving. Doors to the living room, kitchen, bedroom one, bedroom two and bathroom.



## DIRECTIONS

From Chester City centre proceed through Boughton and at Bill Smith's motorcycle showroom turn right and immediately left onto the Christleton Road. At the new 'hamburger' roundabout proceed straight across onto the Whitchurch Road (A41), passing The Cheshire Cat public house. Then take the turning left after Moor Lane into Eggbridge Lane. At crossroads turn right signposted Hargrave and Huxley into Common Lane. Follow the road out of the village for approximately 2½ miles and after the canal bridge turn left towards Hargrave. Follow the road into Hargrave and the property will be found just before St Peters Church 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.

## AGENT'S NOTES

- \* Oil central heating.
- \* Private septic tank drainage.
- \* Mains water and electricity.
- \* On the rear elevation fixed to the roof there are 10 solar panels providing electricity and a further system with solar tubes providing hot water.
- \* The property has a burglar alarm system installed.

\* There are a number of a CCTV cameras at the front and the rear.

## 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

## VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW

## OUTSIDE REAR



To the rear there is a larger than average lawned garden with two flagged patio areas and a brick-built barbecue being enclosed by established hedging and fencing with views towards surrounding farmland. Exterior lighting.



## LIVING ROOM

5.08m x 4.37m (16'8" x 14'4")



Chimney breast with slate tiled hearth and wooden mantel housing a cast-iron log burner, deep coved ceiling with ceiling light point, double radiator, UPVC double glazed window overlooking the front with views towards the church. Opening to dining room.



## KITCHEN

3.35m x 3.00m (11' x 9'10")



Fitted with a modern range of oak fronted base and wall level units incorporating drawers, cupboards and corner shelving with laminated worktops. Large single bowl sink unit with mixer tap and double drainer. Free standing Britannia range style cooker with five-ring ceramic electric hob, double oven and pan store. Plumbing and space for washing machine and dishwasher, fluorescent strip light, tiled floor, UPVC double glazed window to rear, UPVC double glazed door to outside. Door to dining room.

## DINING ROOM

4.39m x 2.57m (14'5" x 8'5")



Deep coved ceiling, ceiling light point, double radiator with

Scots Pines Church Lane, Hargrave, Chester, CH3 7RN

thermostat, UPVC double glazed internal window, and double glazed sliding patio doors to the conservatory.

#### CONSERVATORY

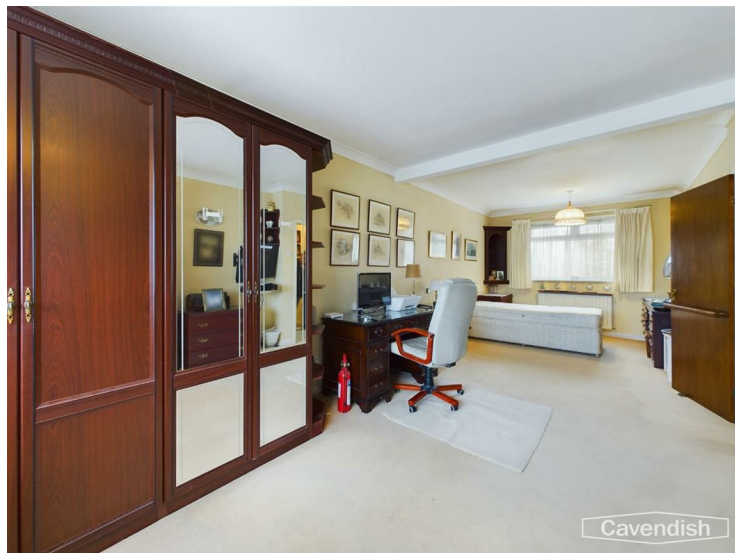
4.70m x 3.84m (15'5" x 12'7")



UPVC double glazed conservatory set on a brick-built base with a pitched polycarbonate roof, ceiling fan with light, TV aerial point, double radiator, laminate wood strip flooring, and double opening French doors to the rear garden.

#### BEDROOM ONE

7.82m x 3.38m narrowing to 3.07m (25'8" x 11'1" narrowing to 10'1")



Large dual-aspect bedroom with UPVC double glazed windows overlooking the front and rear, two single radiators with thermostats, and two ceiling light points.



#### BEDROOM TWO

3.71m x 3.48m (12'2" x 11'5")



UPVC double glazed window overlooking the front, ceiling light point, and single radiator.

#### SHOWER ROOM



White suite comprising: tiled shower enclosure with glazed shower screens, glazed door and mixer shower unit with canopy style rain shower head, extendable shower attachment and six body jets; pedestal wash hand basin; bidet; and low level WC. Part-tiled walls, ladder style towel radiator, tiled floor, ceiling light point, two wall light points, and UPVC double glazed window with obscured glass,

#### OUTSIDE FRONT



The property is located along Church Lane in Hargrave with views towards the church. To the front there is a lawned garden with established beech hedging and a gated driveway leading to a twin garage and a carport at the side.

#### DOUBLE GARAGE

5.84m plus alcove x 5.03m in width (19'2" plus alcove x 16'6" in width)



Twin remote controlled electronic roller shutter doors, fluorescent strip lighting, UPVC double glazed window to side, cold water tap, oil storage tank, boiler room housing a Worcester oil fired central heating boiler with shelving and light point, separate WC, and wash area with wash hand basin, the inverter for the solar panels, and UPVC double glazed door to outside.