



HOPE HEY

Penyffordd, Chester

Rickitt
Partnership

Detached dormer bungalow with land

Detached dormer bungalow ♦ Four bedrooms ♦ Two reception rooms ♦ Two bathrooms ♦ Large double detached garage ♦ Four stables with tack room, hay shed ♦ Set within approx. 2.65 acres ♦ EPC D

Description

A delightful detached dormer bungalow tucked away down a private lane. Hope Hey sits in a scenic location set within its own land and gardens, but within walking distance of local shops and amenities. This well presented family property has four bedrooms, two bathrooms, two reception rooms and breakfast kitchen. The grounds comprise of gardens, two paddocks, small turnout paddock, detached double garage, detached stable block and detached hay shed, in all the bungalow sits within approximately 2.65 acres.

Entrance Hall

Open staircase to first floor. Radiator.

Sitting/Dining Room

Exposed brick chimney, fireplace and hearth with inset calor gas fired living flame burner. Two double glazed windows to front. Two radiators.

Breakfast Kitchen

Range of wall and base units with marble effect work surface with breakfast bar above and inset sink with mixer tap. Space for fridge and dishwasher. Space for electric oven. Tiled splashback. Large double glazed window to rear. Tiled floor. Radiator.

Utility Room

Range of base units with marble effect work surface above and stainless steel sink unit with mixer tap. Integrated fridge. Space for washing machine. Oil fired boiler. Large double glazed window to side. Door to rear. Tiled floor, tiled splash back. Radiator.





Dining Room

Double glazed window to front and one to side.
Radiator.

Bedroom Three

Large double glazed window to rear. Radiator.

Bedroom Four

Double glazed window to rear and one to side.
Radiator.

Bathroom

Bath, walk-in shower, low level WC and hand wash basin. Tiled walls. Double glazed window to rear.
Radiator. Wall mounted heated towel rail. Tiled floor.

First Floor Landing

Double glazed Velux skylight to rear. Built in airing cupboard. Built in cupboard containing fuse box.
Storage into eaves. Access to loft.

Bedroom One

Double glazed window to front. Double glazed Velux to rear. Built in wardrobe. Radiator.

Bedroom Two

Double glazed window to front and one to side. Built in wardrobe. Storage into eaves. Radiator.

Bathroom

Bath, low level WC and hand wash basin. Tiled walls.
Double glazed Velux to rear. Radiator.

Outside

The property is approached down a shared private road, then onto its own driveway leading to the front of the bungalow, where there is ample off road parking. There is further parking for extra cars or horse boxes to the side.



Outbuildings

Detached Double Garage

Double folding up and over garage door to front. Part frosted double glazed door to side. Double glazed window to rear. Power and light.

Stable Block

Four timber loose boxes and tack room. Power and light. With an outside water tap.

Hay Shed

Timber shed with double doors.

Land and Gardens

The well maintained principal garden is south facing and to the side of the bungalow with a paved terraced sitting area. To the rear of the property is a large paved terraced area backing onto a paddock. There are a further two well kept garden areas to the front of the bungalow. The land comprises of two paddocks and a small turnout paddock. In all the property sits within approx. 2.65 acres.

Property Information

The council tax is band F. We understand the property is freehold, with mains water, electricity and private drainage connected. Oil fired central heating and hot water. There is a public footpath going across the large field.

Overage Clause

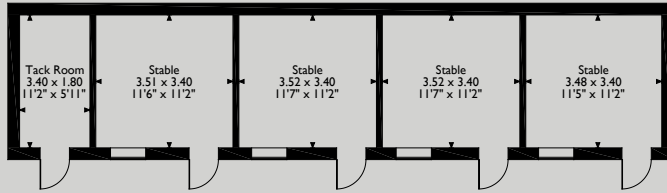
An overage clause is applied to the large field. With an uplift of 50% will be payable over a 7 year period in the event of residential development consent being granted.



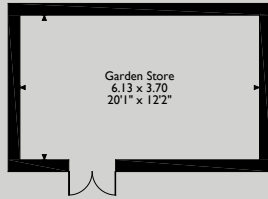


Floorplans

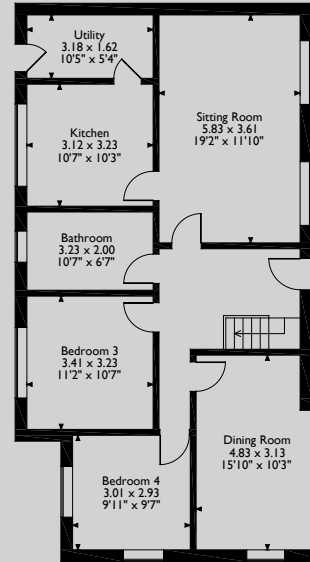
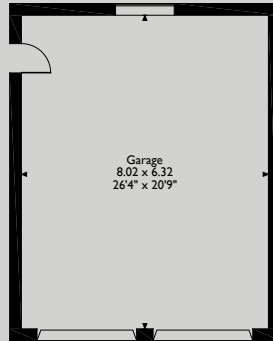
Approximate Gross Internal Area
Main House = 154 Sq M/1658 Sq Ft
Garage = 51 Sq M/549 Sq Ft
Outbuildings = 79 Sq M/851 Sq Ft
Total = 284 Sq M/3058 Sq Ft



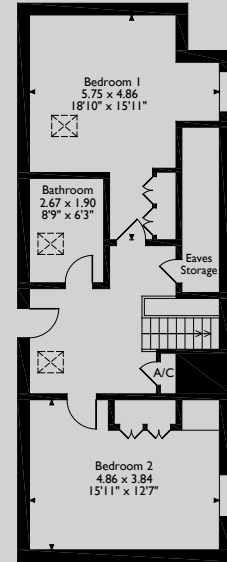
Outbuilding



Outbuilding



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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