



The Firs

LITTLETON





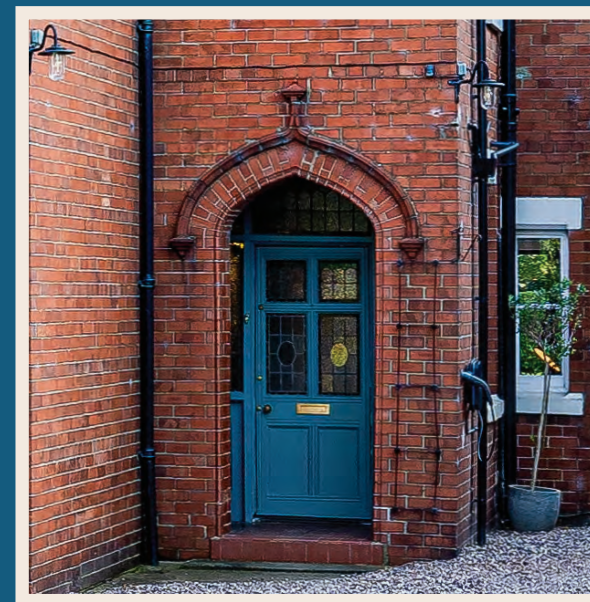
Tranquility and homeliness

This five bedroomed, semi detached, three storey, Victorian period property, set in the heart of the Cheshire countryside is undeniably, a home of distinction, elegance and grandeur.

Situated within the picturesque and idyllic village of Littleton, this striking home nestled comfortably between open fields, farmland and a hidden orchard, offers its occupants a much coveted place of tranquillity and homeliness, rarely equalled in a provincial or rural location.

On entering the property one is immediately struck by the secluded nature of the frontage. Set back from the road, it benefits from well established and sympathetically planted borders. Populated with dense evergreens and neat hedges, the layout provides an immersive sense of privacy and remoteness from the moment we pass through the gate. The newly laid gravel driveway has space to comfortably park several vehicles and offers access to the converted garage and rear of the property.

Traditional gables, visually stunning and characteristic of a property of this age and stature tower overhead and dominate the building's profile. Expansive bay windows adorn two floors of the property's front aspect. Recently replaced, these bespoke, double glazed sash windows are of a premium quality and meticulous design in keeping with the property's theme and character. The iconic red brick construction is an indicator of durability, tradition and a build quality of the highest standard.



Come on in...

Entry is via an arched porch way. Period decorative stone work tastefully accents the archway with quarry tiles underfoot. Light pours into the spacious hallway via the original, leaded stained glass panels in the door and surrounding areas. A second window, to the side elevation features plantation shutters and adds to the impression of space. High quality Karandean flooring is featured and classic, treated timber doors provide access to living areas. Ample under-stairs storage. Wooden panelling adds the finishing touch.





The main reception room is of vast proportions. High ceilings feature throughout, with traditional cornices and plaster work displayed in full grandeur, aided by the abundant light which floods in through the tall bay window. Within the chimney breast recess, is installed a functional log burner on a stylish stone hearth. As with other rooms throughout the home, stylish pillar radiators, heated by a recently added and modern combi boiler add an aesthetic and functional element. Bespoke shelving and storage is installed in the alcoves on either side and tie in with the traditional decorative elements of the room.



Stunning statement

The second reception room makes a similarly elegant statement. Featuring an ornate and period-appropriate cast iron fireplace, with tiled inserts; it displays further the thematic ornamental plaster work, including the stunning ceiling rose.

The far end of the room opens to an extended sun room and dining area. Bifold doors span from the floor to the glass ceiling, providing access to the rear garden and taking full advantage of the building's south-facing aspect. From here an abundance of light flood into the connected living areas.





Connected living areas

The Kitchen is of a large size and has ample storage. Accessible via the hallway and running through to the sun room, it is linked by a connecting breakfast bar area. The units are of a high quality and in a Quaker style, complemented with granite worktops. The rustic theme juxtaposes with modern elements such as a Rangemaster cooker with concealed extractor, integrated dishwasher and feature lighting. The room is tastefully decorated, bright and welcoming. It maintains the functional and homely feel of a modern family kitchen whilst being in keeping with the classical theme of the home.



There is a small utility room, accessible via the dining area, providing access to the rear garden. It comprises worktops, shelving and storage facilities in addition to plumbing and electrical points for laundry facilities. This room houses the boiler which is supplemented by an additional water tank for optimal water pressure throughout the house. This area has been recently decorated and renovated to a high standard and has a modern and clean feel. It benefits from an additional downstairs WC which has also been remodelled to a high standard.



Up the stairs...

The bright, carpeted stairway leads to a spacious landing. Lit by a skylight and large enough to contain items of furniture and artwork, the landing is of a characteristically generous proportion. Off the first floor landing three bedrooms are individually accessed. All carpeted, tastefully decorated and of a generous enough size that all could comfortably fit double beds. The master bedroom overlooks the rear aspect of the property. Flooded with light from the large, south facing, picture frame window; this room is of an immense proportion, whilst retaining a cosy and intimate feel. As is the case throughout the property, the corniced ceilings demonstrate design continuity.



An en suite shower room leads off; it is tastefully tiled and fitted with modern, stylish appliances and an extractor. Comprising of WC, shower and wash basin, with the coved ceiling continuing the theme of the property.





Spacious dimensions

Bedroom two is of a considerable size. Featuring a double-glazed, sash window to the front elevation, it offers a picturesque aspect over the surrounding rural landscape. A continuation of the decorative plaster work adorns the high ceilings in keeping with the property's theme.

Bedroom three is of a similarly generous size, further emphasised by the characteristic high ceilings. A double glazed, sash window overlooks the rear aspect.

The bathroom features w/c, wall mounted sink, double ended bath with central filling point, and a separate, fully tiled, walk in shower. The high quality suite is complemented by decorative and functional stone work surface surrounds. Frosted windows provide light from the side and front elevations.

The third floor landing provides access to bedrooms four and five. An enclosed skylight maximises on the abundant natural light. Extra storage space capitalises further on the areas surprisingly generous dimensions.

Bedroom four takes full advantage of the spectacular rear elevation. The south facing vista over the garden and surrounding areas make this an ideal space for a peaceful study. Spacious dimensions are more than adequate for a number of items of furniture and further storage within the eaves can be accessed easily from within.

The fifth bedroom, being of a similar size is equally adaptable. With a window to the front aspect, it offers a breathtaking view across acres of picturesque farmland. High vaulted ceilings and accessible eaves storage offer an aesthetically, pleasing space with numerous potential and practical applications.





Outdoor life

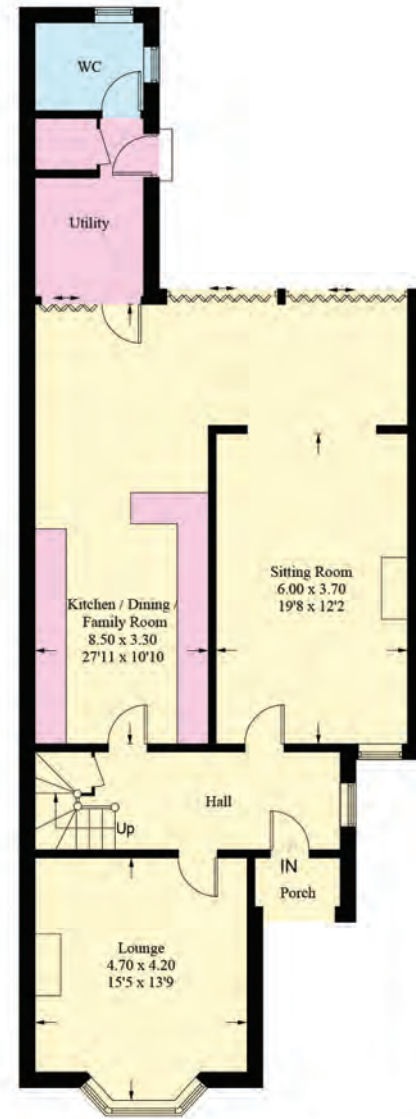
To the rear of the property is perhaps its best kept secret. A quintessential English country garden, roughly a quarter of an acre in size. Crossing the York stone patio, (featuring elements of locally sourced red stone; believed to be remnants of the City of Chester's Roman origins), we are transported into a world populated with a wildflower meadow, apple and plum trees and a serene sense of remoteness. Sitting on the bench, or the swinging seat which hangs beneath one of the garden's many established trees, one feels completely cut off from the hustle and bustle of modern life. A sense of privacy and seclusion is ensured. The garden is not overlooked. A rare and unique quality even in a rural area, the grounds of the Firs offer a place of serenity and unspoiled, halcyon tranquillity. The grounds also contain a barbecue area with electricity and hot and cold running water for socialising during the summer months, and a log store ensures that the occupants will be kept warm and cosy during the winter.

The garage has been converted to a high standard. Currently in use as a gym, and sitting detached from the property, it is fully decorated, insulated and has electricity and heating installed.



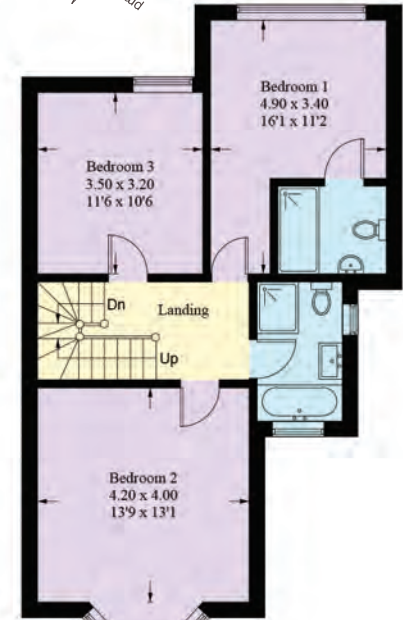
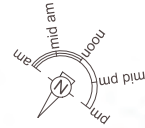
FINER POINTS

- Character property
- Desirable location
- 1/4 acre plot
- Off road parking for several vehicles
- Original features throughout with meticulous attention to detail
- Bespoke, double glazed sash windows
- Ample under stairs storage space.
- Converted garage
- Rangemaster double oven
- Log burner wood store
- Central heating with added water tank
- New combi boiler, connected with Hive
- Water tank for added capacity and optimal pressure
- Positive air flow system installed
- Excellent transport links
- Close to amenities and excellent local schools.

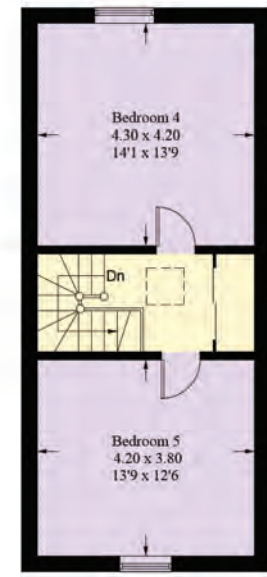


GROUND FLOOR

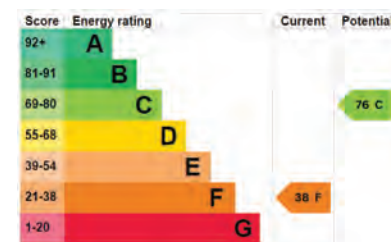
Floorplan



FIRST FLOOR



SECOND FLOOR



APPROXIMATE GROSS INTERNAL AREA:
207.8 SQ.M / 2237 SQ.FT approx

This plan is for layout guidance only and not drawn to scale unless stated. Windows and Door openings are approximate. Whilst every care is taken in the preparation of this floor plan please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. © floorplansUsketch.com.

Out and about

The home is within fifteen minutes walk of the local cafe, pub and church. The village of Littleton is a much sought after and exclusive civil parish situated three miles east of the City of Chester. It boasts an historical significance dating back to the 1500s. Predominantly an agricultural area, it retains an active and authentic rural heritage today. Nearby transport links serve the City of Chester and surrounding areas. Easy access to the major commuter hubs of the North West make this an ideal location for professionals wishing to reside in rural tranquillity.

The neighbouring village of Christleton, home to the well loved, picturesque duck pond and park is within 10 minutes walking distance. The village of Waverton is an eight minute drive. Both areas boast schools recently graded "Outstanding" by Ofsted. There is also a commended and highly desirable children's nursery just a short walk away. Littleton, a quintessentially English village, offers the ideal setting in which to raise a family.

Class, elegance and an enigmatic and grand history are nuanced throughout every inch of this property. This is a magnificent example of a quality home which makes no hint of apology. The ideal location for professionals and families; this is both a home of distinction and a statement of purpose and personality that in our opinion, qualifies it as one of the finest homes in the Littleton area.





The Firs

LITTLETON

CURRANS

unique homes

/// WHAT3WORDS: frame.tolls.slim

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