

NO.5 LEA HALL PARK
—— LEA BY BACKFORD ——



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Experience the best of both worlds at No. 5 Lea Hall Park, where rural relaxation awaits, with close connections into the ancient, walled city of Chester, in Lea by Backford.

Peacefully positioned at the end of a quiet cul-de-sac of only 7 detached homes, No. 5 Lea Park Hall offers an executive standard of living with the comfort and warmth found in the Cheshire countryside. With cow-grazed fields to the rear, and a maturing encirclement of trees, rediscover your inner peace at No. 5, Lea Park Hall.

WELCOME HOME

Pull up on the block paved driveway, where there is ample parking space for multiple cars, alongside a detached double garage. Neat, golden gravel borders, planted with a selection of attractive shrubs frame No. 5, a large, handsomely built home, whilst lush green lawns wrap their way around to the left and is set behind mature hedges, presenting the perfect secluded play space for children and pets.

Refitted with double glazing four years ago, this impressive architect designed home was purchased brand new in 2002 and has been lovingly maintained in the succeeding years.

From beneath the sheltered portico, step inside and into the entrance hall, a bright and spacious area, with light oak Pergo hardwood flooring underfoot and a large galleried landing above.





LIGHT & BRIGHT

Redecorated in the last six months, with fresh carpet laid and walls redressed in warm, neutral shades, No. 5, Lea Park Hall has a pristine feel and is ready to move into.

Freshen up in the cloakroom on the right, with wash basin and WC, before making your way through to the kitchen.

Handleless cream cabinetry offers plenty of storage in this kitchen, with wood-effect worktops affording plenty of preparation space. Furnished with a range of AEG appliances including oven, gas hob, dishwasher, wine fridge and microwave, there is also space for a large American style fridge-freezer.

Serving the kitchen, offering additional storage and plumbing for the washing machine the utility room also provides access out to the side patio area.

Also opening up from the kitchen is the fantastically sized dining room, light and bright and with views out to the front of the home.

SAVOUR THE VIEW

Relax and unwind in the main lounge, located along the entrance hall. Newly laid carpet extends underfoot, whilst light flourishes in through windows to the front and rear. A spacious, sociable room, warmed in the winter months by the gas fire in its handsome surround, the lounge is a true highlight of the home.

Sit back, relax and admire the far-reaching views out over the garden and to the fields beyond. Bespoke extra-wide opening French doors provide instant access to the rear patio, perfect for watching the children play.

Also opening up off the entrance hall is the office. Ideal for those working from home, laminate flooring flows out underfoot whilst views extend out over garden and countryside beyond. Nestled away from the main entertaining areas of the home, close the door and settle down to business, with views of the wildlife and cows grazing in the fields.

Ascending the stairs, to the large first-floor galleried landing, showcasing the spaciousness of this home.





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SLEEP BECKONS

In the large main bedroom, double built-in wardrobes provide plenty of storage, whilst the super-king-size bed emphasises the space available in this room. A peaceful and quiet bedroom, with rural views, this room reinforces the tranquility of this home.

Relax and refresh in the ensuite. Warmed by underfloor heating, the larger than average ensuite is fitted with a rainfall shower, vanity unit wash basin with mirror above, WC and heated towel radiator.

Airing cupboard storage is available on the landing along with another similar sized cupboard for storing those winter coats and bags. Opposite, the double bedroom four enjoys spectacular views out over the garden and open countryside. Each bedroom contains deep, double wardrobe storage.

REST & REFRESH

Crossing the landing, discover the double guest bedroom, light and bright, with ample space for a king-size bed and with fitted double wardrobe storage.

Bedrooms three another spacious doubles set to the rear, has fitted double wardrobe and fantastic views out over the garden.

Positioned between the bedrooms, refreshment awaits in the modern bathroom, furnished with a large, P-shaped bath with overhead rainfall shower, electric heated towel radiator, vanity unit wash basin and WC and is warmed by underfloor heating.





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OUTDOOR OASIS

Sheltered by the detached garage, the Indian stone paved patio is the perfect place for an evening G&T. Completed in 2019, with high hedging, fencing and large composite decking area, this family home feels private and tranquil.

Low maintenance, expansive lawns are currently kept in perfect shape by robot lawn mowers, with border wiring that will remain in place. Beyond the lawn, the views over the countryside are spectacular. Watch the seasons change, with the buds emerging along the blackthorn hedge in early spring.

OUT & ABOUT

With fantastic neighbours and a local WhatsApp group, the surrounding community is supportive and friendly.

Close to Mollington village, enjoy the restorative charms of rural life whilst remaining just a stone's throw from all the shops, bars, restaurants and travel links of the nearby walled city of Chester, alongside motorway links to Manchester, the Wirral and North Wales. London is accessible from Chester via rail in around two hours.

Families are ideally situated just a short walk away from local schools, including St Oswald's CofE Aided Primary School, Saughall All Saints CofE Primary School and the prestigious Kings and Queens Schools nearby in Chester. Buses to the local Bishop's Blue Coat High School or Upton High School pick up if required. The village hall -Mollington, Backford & District Village Hall (thefivevillageshall.org.uk), built only a couple of years ago, hosts regular drop-in sessions and open days and hosts the local Scouts and Guides groups.

On the cusp of Chester, there are many supermarkets within easy reach, including Morrisons, just two miles away, Sainsbury's and Marks & Spencer and Waitrose.



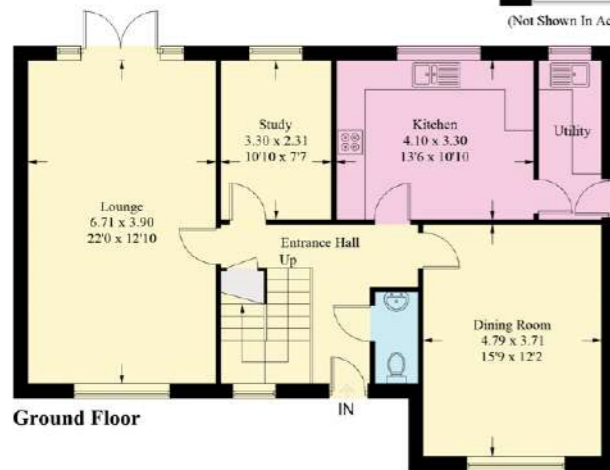
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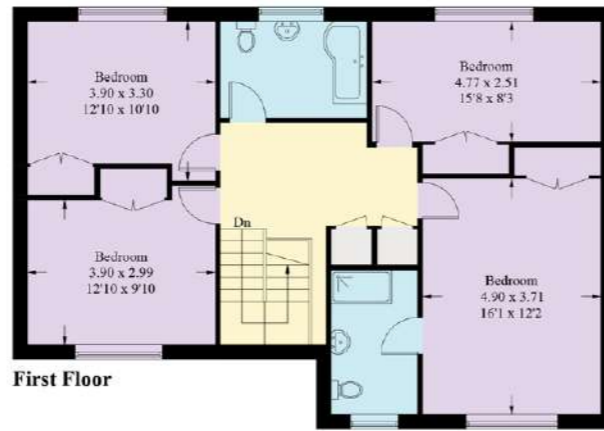
Approximate Gross Internal Area = 204.5 sq m / 2201.2 sq ft
(Including Garage)



(Not Shown In Actual Location / Orientation)

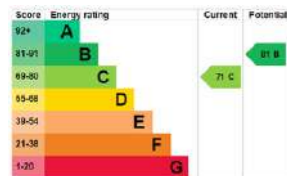


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1047007)



FINER DETAILS

- Freehold
- 5 miles to City Centre
- Gas Central Heating (Hive)
- Council Tax Band G
- Cheshire West & Chester



Wrapped up in this rural idyl, wildlife is in abundance, whilst less than a mile away is the world famous Chester Zoo - with season tickets worth considering for families. The popular Redwood Riding School is nearby offering riding lessons and stabling facilities. With a myriad of footpaths and trails close by, head out on National Cycle route 56, and head into Cheshire, Wirral or Wales mostly avoiding the main roads.

Fancy a healthy Spa day or a workout? Then become a member at nearby Crabwell Manor or the Mollington Banastre Hotels, both have fully equipped gymnasiums, pools and offer spa treatments including yoga and evening well being sessions.

Sample the fine fayre at the nearby country establishments, including newly refurbished Rake Hall, or browse the shops at Cheshire Oaks shopping centre, just under 10 minutes' drive away. Head out to the North Wales coast on the weekend, accessible in around 30-45 minutes, whilst West Kirby, Caldy and the Wirral Peninsula are all within easy reach from No. 5, Lea Hall Park.

From the nearby station of Bache, catch a Mersey Rail connection into Liverpool within an hour or travel direct to London in a little over 2 hours

A wonderful home of great proportions, No. 5, Lea Hall Park is a luxury home with the space and scope to grow with you, in the heart of the Cheshire countryside, yet within easy reach of all amenities.

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presented by



WHAT3WORDS: [dots.reds.deaf](https://www.what3words.com/dots.reds.deaf)

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