



CARISBROOKE

CHESTER

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Welcome to Carisbrooke, a spacious, individual and unique design-led home with a fantastic flow, nestled in the peace and tranquillity of the Cheshire countryside yet with exceptional access to local transport links and amenities.





UTTERLY UNIQUE

Rural, but not remote, located on the 'convenient' side of Chester, just a ten minutes' drive from the city centre, motorway links and Cheshire Oaks, Carisbrooke blends the best of both worlds.

Carisbrooke sits on a quiet country road alongside other individually designed prestigious houses. Completely refurbished by the current owners to create a spacious, friendly, warm and inviting home.

With cows in the field behind, and not overlooked to the front, sense the peace and privacy instantly.





PEACEFUL, ACCESSIBLE SETTING

Through a large pillared entrance ample parking is available for many cars. The long driveway leads to a double garage served by power and water.

The garden has been fully landscaped including power and water to many areas

Reinvented within, rooms have been opened up and a new bedroom created. A hallmark of a thoroughly future proofed home can perhaps be defined as the invisible upgrades, for instance the increased insulation, brand new heating and hot water systems and myriad of useful sockets and switches that seem to appear where you most need them.



A WARM WELCOME

From the driveway, enter through the front door, emerging into a large, open, light and bright entrance hall-diner. Top of the range Karndean flooring flows out in herringbone fashion underfoot. A feature made-to-measure mural makes a fantastic focal point. Tall full height windows invite an abundance of light. Instant heat warms the room courtesy of the living flame fireplace, neatly inset within the wall.

Every Virtually every room at Carisbrooke has been taken back to brick and replastered, with replacement carpets and flooring in all rooms.

Making your way through to the left, discover the Green Room, a warm, welcoming and versatile space, ideal as a snug, office or perhaps a playroom. With views out over the front enhanced by the springtime flowering of the blossom tree. An impressive white surround frames a glass fronted gas living flame fire. Original doors, restored and painted, feature throughout.

From the dining room, there is also access, via double doors, through to both the kitchen and the lounge.





“The log burners are fantastic, we don’t the switch the gas heating on ‘til mid-December. It’s a lovely ambience in the evening.”

RELAX & UNWIND

Bright and bountiful, the lounge is a true oasis of tranquillity. With views out to three sides this capacious room is dressed in soothing deep greens and navy blue. Emanating warmth and welcome, the bespoke, curved log burner is a real feature set in a beautiful tiled surround with granite hearth and framed by two full height shuttered windows.

Seamlessly inset within the herringbone, Karndean flooring, a classic tartan rug carpet instils sophistication and comfort.





THE HEART OF THE HOME

Doors connect you through into the kitchen from here, a vast, sociable, contemporary space, created by opening up four rooms. The large central island breakfast bar features ample storage in its deep handleless drawers, set beneath a duo of stylish feature lights and is also furnished with a second undermounted sink with a Quooker tap for instant boiling water, an induction hob and pop up extractor

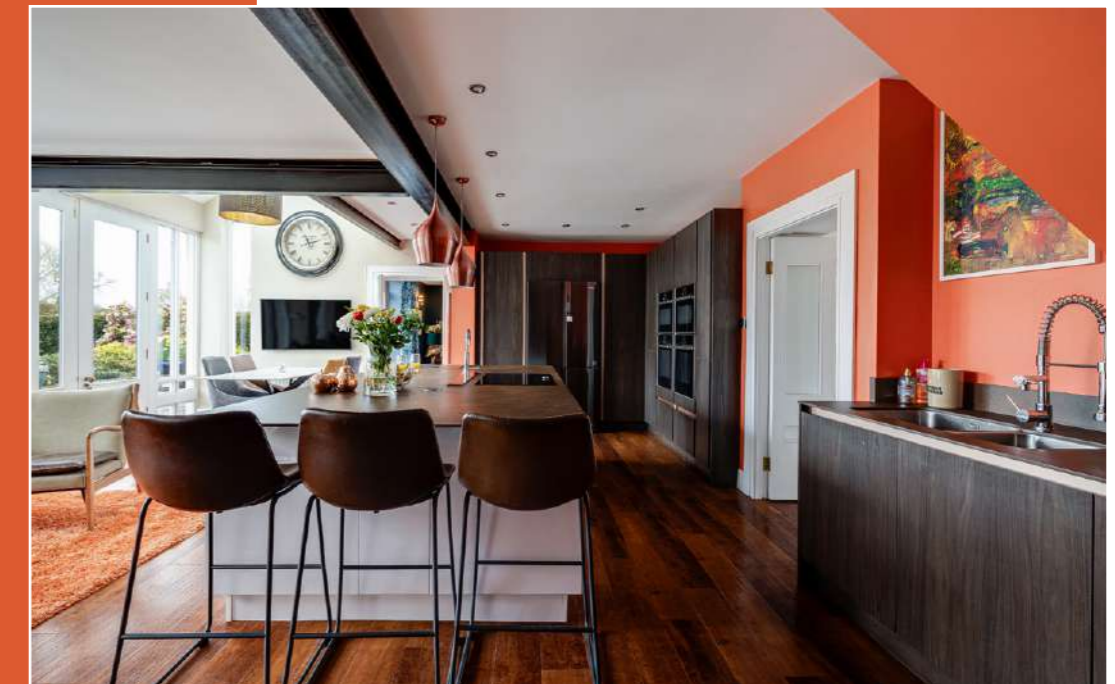




“Where we’ve put the kitchen was once four separate rooms; it has improved the flow phenomenally.”

Storage is available in abundance, with a host of integrated appliances including a dishwasher, American style fridge-freezer, and a bank of four Hide ‘n’ Slide door ovens which include a microwave oven and full steam oven.

A room in which you can relax and feel comfy, the kitchen also serves as dining room - with double height roof lantern ceiling - and lounge, with a sofa, log-burning stove and television. Throw open the doors and dine alfresco in the glorious garden.





VERSATILE LIVING

From this reconfigured space, a sliding door opens to the large utility area, containing an abundance of fitted storage, within which you can find a washing machine, dryer and relatively recently fitted Vailant boiler. This versatile section of the home could even serve as an annex, with its own gas hob cooking station, access outdoors and through to a bathroom and garden room.

From the outside door, a large double cupboard is handy for muddy boots and logs, whilst beyond the utility room, a new bathroom with elegant arched windows and stunning tiling, contains a walk-in shower, vanity unit wash basin, heated towel radiator and WC.

Follow the inner hallway along into the radiantly light garden room, where a roof lantern delivers light and glass sliding doors open to the patio and garden.

A modern extension, this capacious room is ideal for formal dining, relaxation or even perhaps as a gym, with windows to two sides framing beautiful views out over the garden.

“It’s a very liveable home, there’s not a room that we don’t use.”





AND SO TO BED...

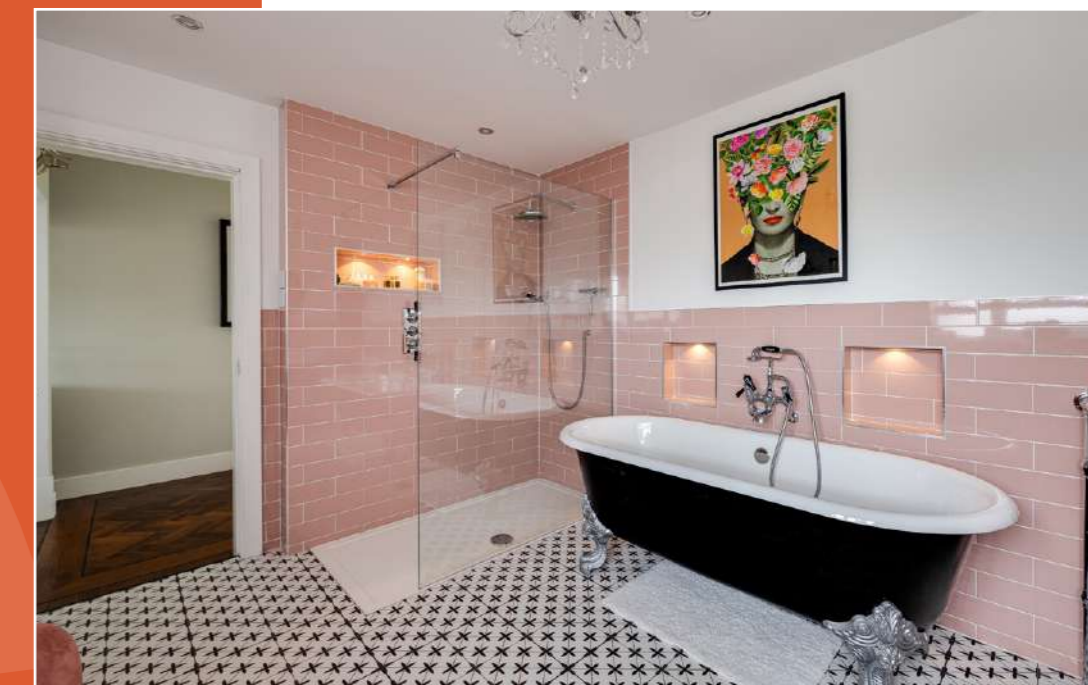
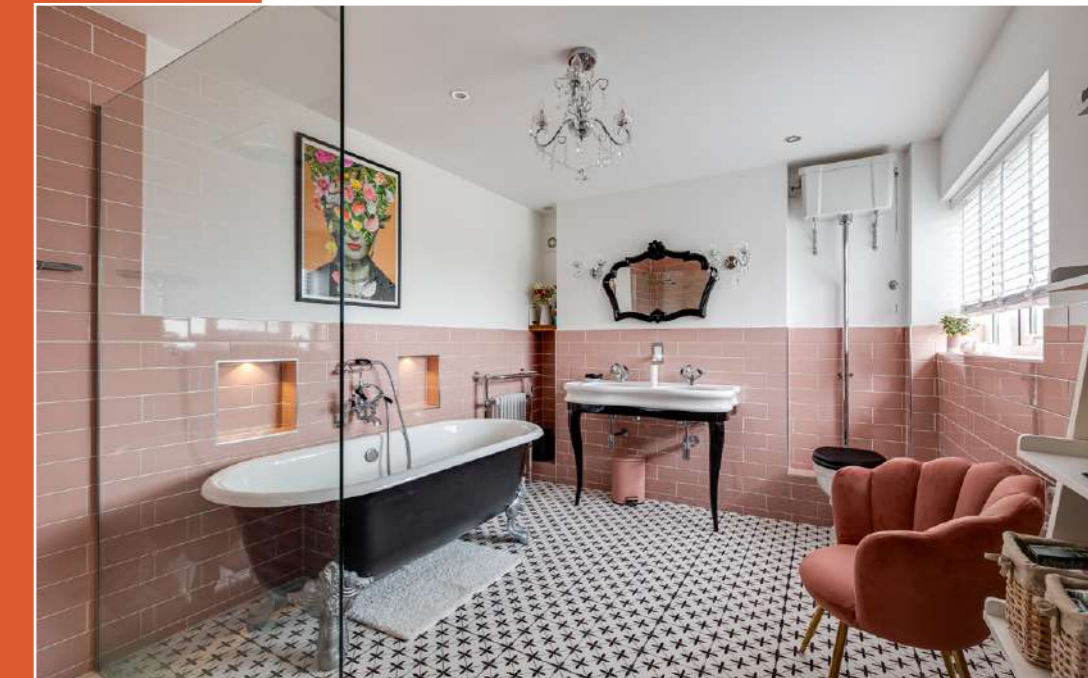
Returning to the entrance hall, take the handsome, carpeted stairs up to the first-floor landing, where immediately on the left refreshment awaits in the large and contemporarily styled family bathroom.

Dusky pink metro tiles dress the lower walls, with monochrome patterning underfoot. A luxurious bathroom, with a boutique hotel feel; above the freestanding bath, LED lighting illuminates alcoves large enough by design to accommodate a bottle of champagne.

Spacious and light, there is also a walk-in shower, double wash basin, shaver point, WC and heated towel radiator.

Coming out of the bathroom, turn left into a large double bedroom flourished in natural illumination from the wide window overlooking the garden and fields beyond, capturing the incredible sunrises. An array of fitted wardrobes provides abundant storage, in this spacious, characterful room.

Returning to the landing, slip out onto the balcony to the front, the perfect place for a gin and tonic whilst admiring the sunset.





SOAK & SLEEP

Back on the landing, turn right into another spacious and light bedroom, where freshly laid, plush grey carpet extends underfoot, and a deep bay window, furnished with shutters provides views to the front.

Automatic sensor lighting illuminates your way along an inner landing, off which doors slide open to reveal ample storage.

On the right, discover a third bedroom, where a lowered bay window offers the perfect perching place to admire the views out over the fields and garden; an ideal reading corner for a child. Plush, silvery carpet cushions each step, with ample space for wardrobes.

Across the landing, discover another bedroom, where delightful rain sensor Velux windows invite the light in. Formerly a mezzanine landing, this private guest room now offers refreshment in its own private shower room ensuite with soft close pocket door.





“There’s nowhere in this home where you can’t enjoy a view. Every room looks out over the garden or countryside.”

SWEET DREAMS

Sanctuary awaits in the bountiful master suite, a light-filled, double height room, carpeted underfoot and with a stunning full height window that provides a seamless connection with the garden and farmers’ fields. Laura Ashley wallpaper and minimal, neutral shades create a classic air of elegance.

Relax and refresh in the marble tiled ensuite, accessed via a pocket door, warmed by underfloor heating and furnished with a large, freestanding bath, with Crittall-door style walk-in shower. Ample storage is available in the twin vanity unit wash basins.

A home where storage abounds, the drop-down ladder on the landing leads to a largely boarded, standing height loft.



GARDEN OASIS

Lovingly landscaped by the current owners, drainage, lighting, sockets and hose pipe points feature throughout, all designed to make outdoor living enjoyable and easy.

Come out of the garden room through patio doors and onto a large, beautifully laid patio area, perfect for alfresco dining, sit out and entertain until late in the evening.





Soak up the sunshine or enjoy the refreshing shade of the pergola, before taking a stroll down to the centre of the garden, where a circular seating area is set behind an ornamental, evergreen hedge.

Follow the path to another circle, with a another contemporary water feature.

Wildlife is in abundance at Carisbrooke, alive with woodpeckers and songbirds, the perfect garden for spending time in the peaceful tranquility of nature.



OUT & ABOUT

So serenely set, yet completely convenient, Carisbrooke is positioned only ten minutes' drive from Chester city centre, less than ten minutes to local motorway networks and within easy reach of Cheshire Oaks.

Families are perfectly placed, with the local primary school within walking distance at the end of the road, whilst a range of independent schools are also highly accessible.

Capitalise on the network of paths and lanes on the doorstep, with three- and five-kilometre circuits through the village perfect for running or walking, right on the doorstep. Enjoy a dog walk through the old Mollington Golf Club, currently being rewilded to encourage nature and pollinators.

You can also walk up past the village hall, before dropping down onto the canal, whereupon you can continue along the canal into Chester, home to an array of shops, cinemas, theatre and culture including the Storyhouse and Chester Racecourse.

Just a mile and a half from the main road, there is also easy access to the swimming pool, fitness suite and spa at Crabwall Manor.

With plenty of restaurants and pubs nearby, enjoy a taste of Italy at Pesto, just two miles away, or the varied menu available at Brunning and Price pub The Rake and Pikel, which is also close by.

All the supermarkets you might need are easily accessed on the Greyhound Retail Park just a short drive away whilst the Countess of Chester hospital is just ten minutes' by car. There is also a medical centre in town and a riding school is just 400metres from the property.

A fantastic family home, with the versatility and scope to accommodate multigenerational living, Carisbrooke is cosy yet spacious, a design-led home utterly unique in its style, with such easy flow, in a peaceful, quiet, rural setting with incredible access to all you might need.





Approximate Gross Internal Area = 309.8 sq m / 3334.3 sq ft

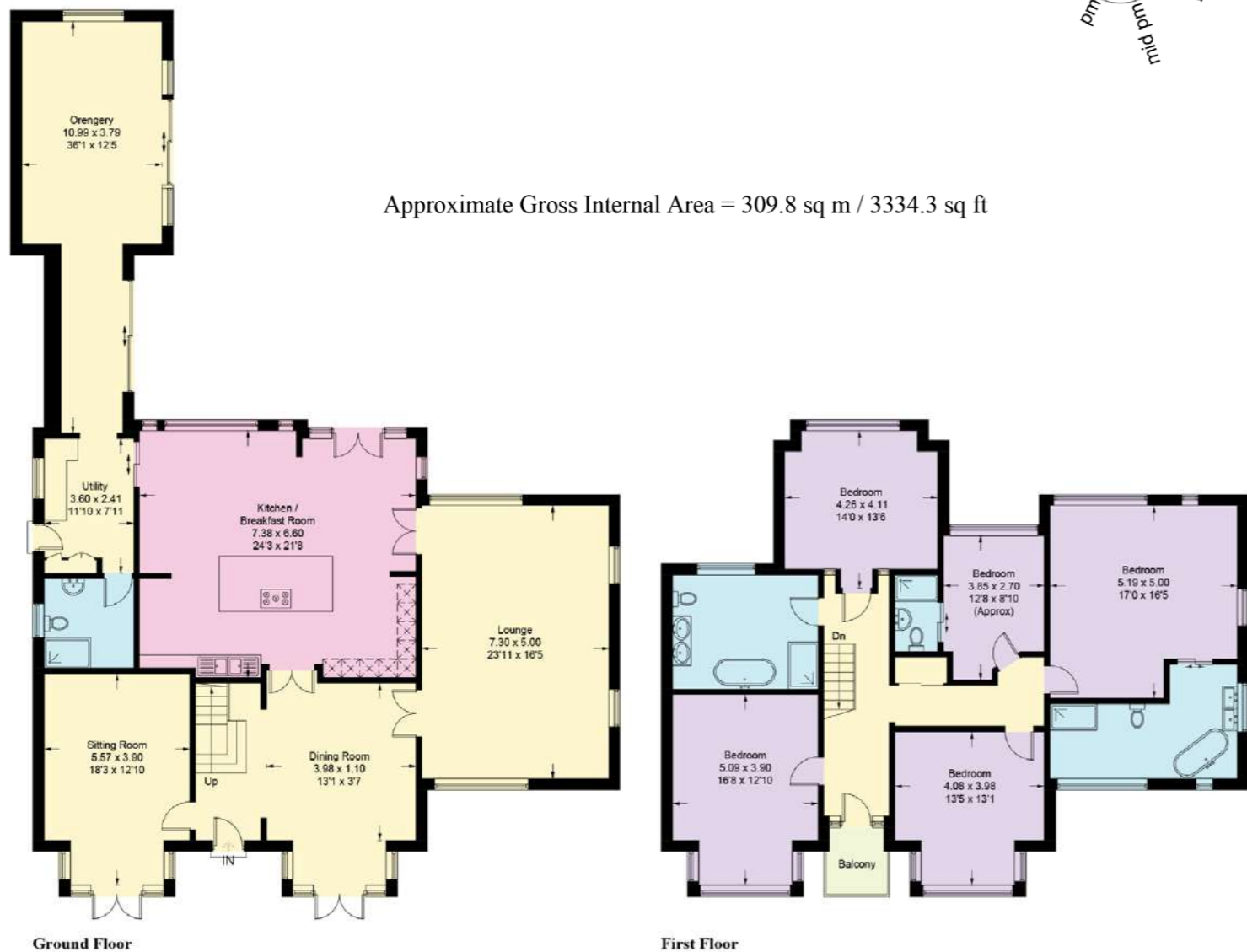


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1064155)

FINER DETAILS

- Freehold
- Council tax band
- Recently renovated throughout
- Mains services
- Solar powered rain sensed velux windows
- Instant boiling water tap
- Master bedroom ensuite with underfloor heating
- Boarded loft with ladder
- Electric & Water to garage

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK: Parkgate Road



WALK: On the canal



SPA: Crabwell Manor



DAY OUT WITH THE CHILDREN: Conwy Castle



RESTAURANT: The Rake or City Restaurants

CARISBROOKE

CHESTER

presented by

CURRANS

unique homes



WHAT3WORDS: seatbelt.banquets.fronted

To view Carisbrooke
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