

APARTMENT 3

# CLIFTON HOUSE

DEE BANKS







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Set on the banks of the River Dee, Apartment 3 at Clifton House offers a rare opportunity to acquire a home of quiet elegance in one of Chester's most sought-after settings. Behind the handsome 19th-century façade, this first-floor apartment brings together period grace and contemporary design, creating a home that feels both timeless and strikingly modern.

Approached through the grand entrance framed by iron railings and mature hedges, Clifton House, a Victorian villa dating back to the 1850s, immediately conveys a sense of refinement. Stone steps rise to the apartment's external front door before opening into a hallway designed with understated style. Walnut-effect flooring, soft white walls, and sleek grey radiators set a contemporary tone, complemented by recessed lighting that creates a warm, welcoming glow. The apartment is presented in excellent condition throughout, with every detail carefully maintained.



# CONTEMPORARY LIVING WITH HISTORIC CHARM

The heart of the home is an open-plan kitchen, designed as much for sociable living as for everyday ease. A striking island unit with a white quartz-style surface draws the eye, offering both a place to cook and a relaxed spot to gather. Integrated appliances include an induction hob, dishwasher, built-in oven, microwave and large fridge freezer, ensuring the space is as practical as it is beautiful. A built-in Sonos sound system elevates the atmosphere for both entertaining and daily life. A tall sash window nods to the home's heritage, inviting natural light to pour in while framing a view across the courtyard. The generous proportions of the room, enhanced by tall ceilings, add a sense of openness and light.

Adjoining the kitchen, a well-planned utility room provides additional space and convenience, complete with ample storage, fitted cabinetry and a granite work surface that enhances its practicality.







The reception room captures the spirit of Clifton House's Victorian origins. Here, wood panelling and a feature fireplace bring a sense of tradition, balanced by contemporary lighting and a built-in sound system. Concealed wiring for a wall-mounted television ensures a sleek finish, while tall ceilings add to the grandeur of the room. The bay window is the true focal point, its wide outlook stretching across the river, where drifting boats pass by, to the meadows, Chester Castle and the Welsh hills beyond. A cleverly designed window seat incorporates hidden storage and provides the perfect vantage point to watch evening sunsets glow behind Chester Cathedral.



A RECEPTION WITH A VIEW





## A TRANQUIL RETREAT

Both bedrooms are generously sized doubles, designed for comfort and flexibility. The principal bedroom enjoys a picture window overlooking the river, its sloping ceiling adding character and individuality. A walk-in wardrobe enhances its practicality, and with plumbing already in place, the space offers potential for a future en-suite if desired. Concealed wiring for a wall-mounted television is also in place.











## A CONTEMPORARY BEDROOM & BATHROOM

The second double bedroom, with its own sloping ceiling and charming window, can adapt easily as a guest room, study or creative space. Like the rest of the apartment, it benefits from double glazing, ensuring warmth, quiet and comfort in every season.

The bathroom has been finished with exceptional attention to detail, designed as a place to relax and recharge. Marble-effect tiles frame a deep rectangular bath and generous walk-in shower, while underfloor heating brings a luxurious warmth underfoot. A built-in Sonos sound system and integrated smart television elevate the space even further, creating a spa-like retreat.





The manicured gardens of Clifton House with striped lawns and gravel paths reflect the heritage of this distinguished building. To the rear, a private courtyard provides parking space for the apartment. While one space is guaranteed, it is often possible to accommodate two vehicles. Further parking to the front of the property is also plentiful on Dee Banks itself.



## OUTDOOR SPACE & PARKING







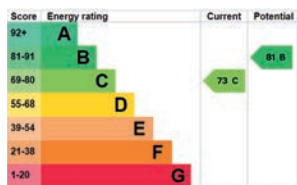
## A RARE POSITION

Apartment 3 enjoys a privileged location, combining a quiet riverside setting with easy access to Chester's vibrant city life. From the bay window, views extend across the river to the meadows and beyond to the Welsh hills. A short stroll brings you to riverside walks, weekend boat trips and the charm of the Roman walls, while the city's boutique shopping, cafés and restaurants are just minutes away. The cultural landmarks of the cathedral and castle are close enough to feature in your everyday view.

Waitrose is within ten minutes on foot, with the shops, cafés and pubs of Boughton even nearer. For commuters, another short stroll to Chester station places London just two hours away, while the M53 and M56 provide swift links to Liverpool, Manchester and North Wales.







#### FINER DETAILS

- Leasehold
- Allocated parking
- Council Tax Band C
- Communal gardens

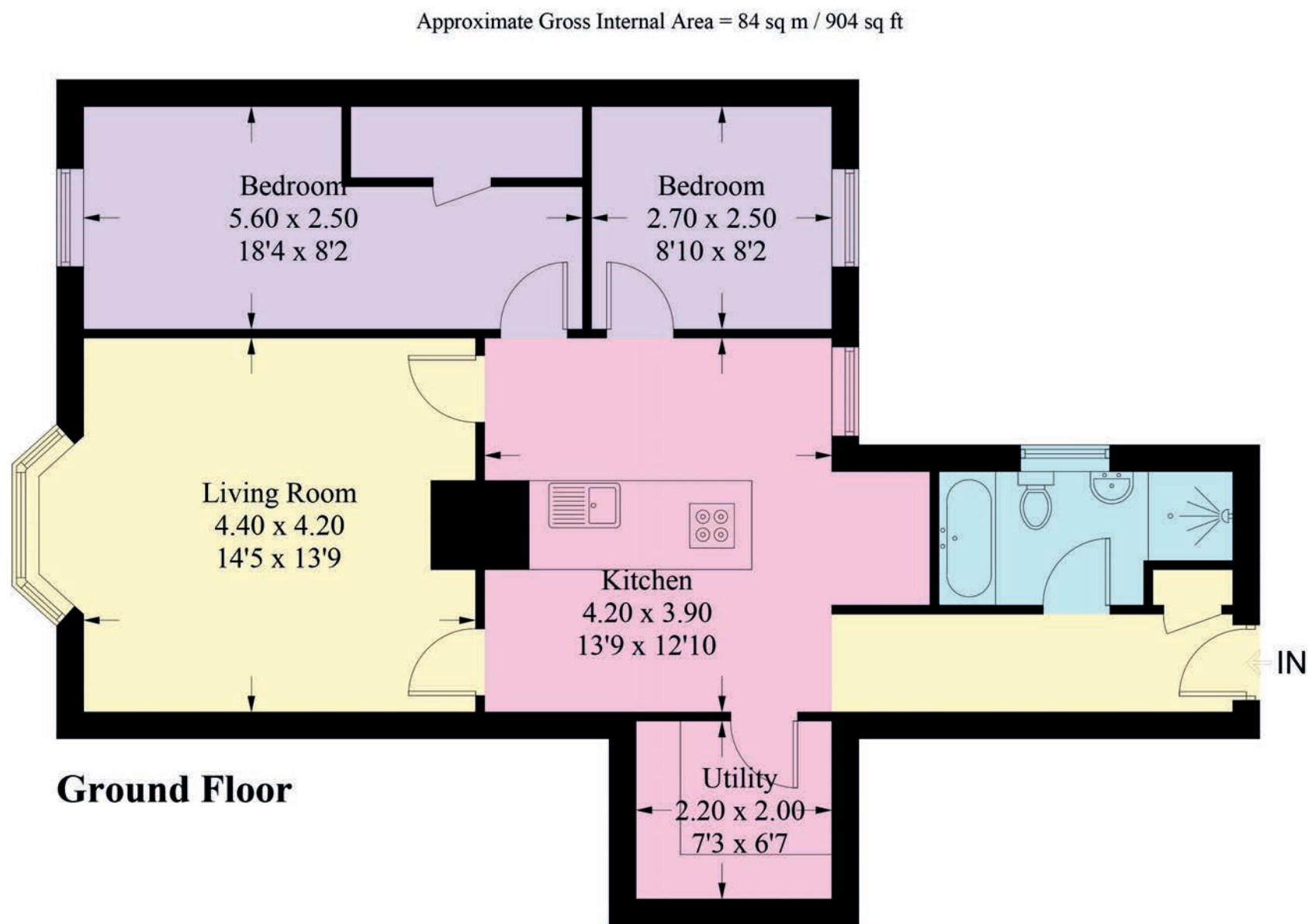


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## AN EXCEPTIONAL OPPORTUNITY

Clifton House itself is a distinguished residence, divided into just five apartments which benefit from low overheads due to the owners managing the property's finances themselves. Apartment 3 offers not only the exclusivity of this address but also the rare privilege of owning a home directly on the River Dee. Homes here seldom come to market, their outlook and position so highly prized.

Apartment 3 at Clifton House is more than a home. It is an invitation to live immersed in the beauty of the river, the history of Chester, and the ease of modern design, all within one elegant address.







*presented by*



 WHAT3WORDS: drift.life.head

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