

CASTLE HOUSE

CHESTER





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Tucked away just off Castle Street, one of Chester's four principal streets, Castle House, a rare Grade II* listed home overflowing with character, is one of the few surviving timber-framed dwellings in the city.

Behind its striking Georgian façade lies a much older heritage, with the home's origins dating back to 1518-1522.

A cherished family home, in the same ownership since the 1950s, Castle House has an eclectic history, with previous residents including renowned Chester period renovator Harry Brown, who lived in the upper floors while operating a workshop below. The adjacent building once served as a lumberyard, whilst, inside, Castle House is steeped in fascinating period features, including a rare 16th-century plaster ceiling upstairs and a mix of original and restored timbers, some added during Brown's renovations in the 1950s.

In the 1980s, the house embarked upon a new chapter as a bed and breakfast, running successfully as 'Castle House' until its closure in 2005. Since, it's been an ideal home to raise a family with incredible access to all that Chester has to offer.

A GRAND ARRIVAL

With the advantage of Zone B permit parking available at the top of Castle Street, residents also have the eligibility to apply for a second permit if needed.

Unassuming from without, Castle House presents a classic Georgian façade, hinting little at the vast space awaiting within. However, once inside, the home's depth becomes apparent as rooms lead seamlessly from one to another inviting a world of potential for use.

Having been updated over the years, Castle House features a brand-new slate roof, recent rewiring and freshly fitted carpets, with the exception of the impressively spacious entrance hallway, where beneath the period-style patterned carpet hides stunning Victorian tiled flooring just waiting to be uncovered and restored.

A showstopping arrival, from the entrance hall, with beautifully crafted barley twist spindles and a curling newel post at its base, the original wooden staircase leads upward, each step basking in natural light pouring down from the enormous window on the half-landing above.

To the left of the entrance hall, a door leads to a covered alleyway ideal for bikes and storage, offering convenient access between the street at the front and the garden at the rear.





CHARACTER & COMFORT

From the entrance hall, an inner hallway leads deeper into the home, en route the many spacious and characterful living spaces.

To the left, open the door to find the ladder to lower to a historic cellar that once served as a coal bunker. Beneath the plaster, original, evocative sandstone walls and arched brickwork reveal the home's iconic heritage.

Also opening up from the inner hallway, to the right, the bright and inviting former playroom is awash with light from two large, shuttered windows overlooking the street. High ceilings and built-in storage enhance the airy, cheerful ambience of this versatile reception room.

Delve deeper into Castle House, continuing along the inner hallway before arriving at a characterful sitting room whose whitewashed ceiling is decorated in exposed beams and where a large slate fireplace, painted a fresh white, currently houses an electric log-burning stove. Expansive windows flood the room with light whilst framing views out over the garden.



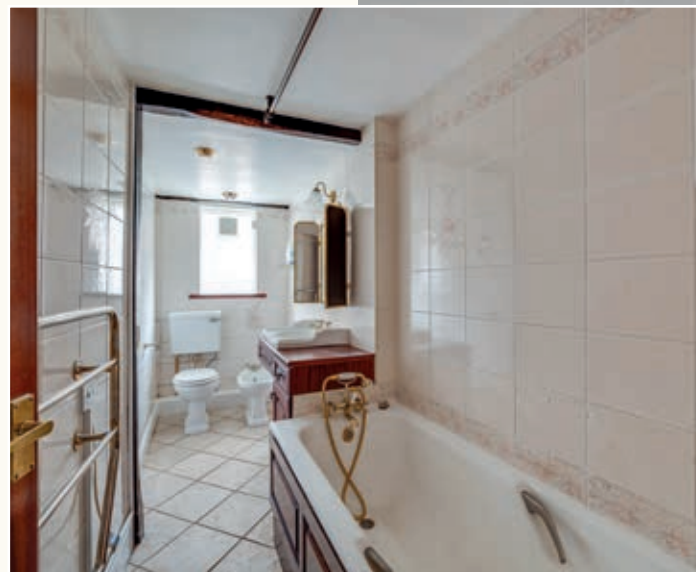


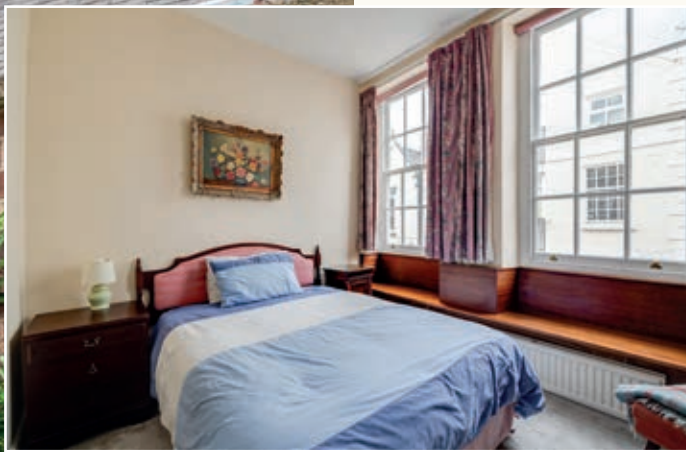
SAVOUR THE POTENTIAL

Beyond the sitting room, a well-lit rear bedroom with fitted storage and a compact ensuite containing WC and washbasin offers flexibility as either an accessible ground floor bedroom or perhaps a peaceful home office.

Returning to the beamed sitting room, to the rear, step through into an inner hallway where richly toned, robust beams showcase the home's historic craftsmanship. A large storage cupboard sits to the left, whilst further along, refreshment awaits in the family bathroom, featuring a bath with shower attachment, washbasin, bidet and WC.

Tucked away to the rear of the home, discover the first of Castle House's two kitchens. Bright and welcoming, exposed beams and wooden cabinetry combine to evoke a traditional country feel, offering ample potential for modernisation and expansion.





HISTORY WITHIN ITS WALLS

Opening up from the kitchen, discover a good-sized utility and boot room, providing additional storage and practicality. From here, step outside into the private patio garden, a surprisingly peaceful and spacious retreat in the heart of the city. With well-kept borders and room for seating, this outdoor space is ideal for barbecues, relaxation and quiet enjoyment amid the bustling surroundings of Chester.

From the entrance hall, ascend the handsome original oak staircase up past the spectacular feature window on the turn to the first-floor landing, where exposed timbers and wattle and daub plaster can be seen in the first of the upstairs bedrooms, infusing the room with personality and offering a glimpse of the timber framed origins. Carpeted underfoot, two large oak seated windows invite you to perch, pause and ponder the view out over Castle Street below. With its own quaint ensuite featuring wash basin, shower and WC.



LIGHT-FILLED SPACES

Returning down the stairs, turn left, continuing into the formal drawing room, which truly showcases the incredible history of the home. Original timber frame, leaded windows transport you to the past, whilst rustic beams stretch out overhead.

Decorating the walls, and showcased above the mantelpiece, historic emblems capture the imagination, featuring the coat of arms of Elizabeth I - a griffon carrying a helmet, with Tudor roses and fleur-de-lys.

Beneath, the restored inglenook contains a sandstone fireplace with its own unique history - relocated from Castle Street's Kings Head pub by Harry Brown in the 1950s. Large and light, with its 1500s origins etched within its walls, this room is the true heart of the home.





BEDTIME BECKONS

Leading off the drawing room, a solid door opens to reveal three steps, rising to a bedroom currently serving as the master, privately tucked away to the front of the home with a high ceiling and ensuite shower room.

Returning to the period drawing room, a further hallway leads to a second spacious kitchen with walk-in pantry - which could easily be reverted back to its original bedroom from its B&B era with the potential to incorporate a dressing room or ensuite.

Beyond the kitchen, continue along the hallway, where two further bountiful bedrooms await, both with fitted wardrobes and wash basins, and served by a good-sized bathroom containing bath, wash basin and WC.

OUT & ABOUT

Stepping outside Castle House, immerse yourself in the rich history and vibrant culture of Chester. The famous Roman Walls are just moments away, offering breathtaking walks with panoramic views of the city. The Amphitheatre, a relic of Chester's Roman past, provides a fascinating glimpse into the city's heritage, while the magnificent Chester Cathedral stands as a testament to centuries of craftsmanship and devotion.

A unique city, alive with green spaces, Grosvenor Park is a short stroll away, perfect for picnics, leisurely walks, or enjoying outdoor performances at the park's open-air theatre.

The Roodee, the UK's oldest operating racecourse, offers an exciting calendar of events, and life in Castle House means race days come within walking distance - no need to worry about parking when the city is bustling with visitors.

Chester's thriving food and drink scene is at your fingertips from Castle House; from the high-end cuisine on offer at Chef's Table on Grosvenor Street to authentic Thai dining on Bridge Street and fresh sushi options in town, the variety is exceptional and endless. Moules a Go-Go is just around the corner for those craving seafood, while independent coffee shops are dotted throughout the city, ensuring you're never far from a reviving cup of coffee.

Despite its central location, Castle Street is surprisingly peaceful, whilst a nearby nursery school means there's a quiet and safe atmosphere.



Approximate Gross Internal Area = 264.1 sq m / 2843.1 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1180334)



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FINER DETAILS

- Grade II Listed*
- Damp Course & Tanking: Recently treated (excluding the basement)
- Fairly New Gas Boiler
- Electrics Updated: Rewired approximately 10 years ago
- New Roof: Installed around 9 years ago
- Original Windows: Retained in some areas
- 1522 Tudor-Framed House: With a striking Georgian frontage
- Potential to Reconfigure: Kitchen and bathroom could be combined into a larger kitchen
- Large Chimney: Currently hidden within a wall, with potential for removal

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WHAT3WORDS: goad.cute.lands

To view Castle House
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