



Crofters Cottage

Deeside Lane, Sealand Road, Chester, Cheshire, CH1 6BB

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Guide Price - £550,000

Crofters Cottage is a quite superb detached property situated in a beautiful semi-rural location, yet only a short distance from Chester City Centre. The property is well set back from the road along a gated driveway enjoying immaculate gardens with a rural outlook to rear, well stocked borders and a stable block, part of which has been converted into a dog grooming studio and utility.

The accommodation briefly comprises, entrance hall, ground floor WC, large formal lounge, snug/study, plus a spacious dining kitchen. To the first floor there is a landing, three bedrooms, one with an en suite shower plus a well appointed family bathroom.

LOCATION

Crofters Cottage lies within 4 miles of Chester City Centre and sits within easy reach of nearby Deeside/Queensferry, the A55 North Wales Expressway and the Wirral Peninsula. There are local amenities in Queensferry and a more comprehensive range of facilities in Chester including well known high street chains plus a selection of popular bars and restaurants. On the recreational front there are many options available within the locality including a choice of golf courses, driving range and leisure centres plus coastal walks in North Wales and Wirral. Commuting is available via the M53 and M56 motorway network linking all major commercial centres of the North West. Both Manchester and Liverpool Airports are within one hours drive and there is a direct rail service to London from Chester. Regarding education, the area boasts many noted state primary and secondary schools plus private education is serviced by Kings and Queens or Chester.

APPROXIMATE DISTANCES

Chester Railway Station – 4.6 miles

Manchester International Airport – 37 miles

Liverpool John Lennon Airport – 28.3 miles





Entrance Hall



Study/Snug



Ground Floor WC



Lounge

ACCOMMODATION

ENTRANCE HALL

A good size reception hall approached via a part glazed door having, tiled flooring, exposed ceiling beam, radiator, cupboard housing the oil-fired central heating boiler and a carpeted staircase rising to the first flooring landing with a useful storage cupboard beneath.

LOUNGE

Large formal lounge having double glazed windows to both front and rear, French doors to outside, feature

ornamental fireplace surround with an inset brick hearth and a coal effect electric fire, radiator, beamed ceiling, door through to the study/snug.

STUDY/SNUG

Ideal home office, however, could easily be utilised as an additional sitting room or play room, door to front, almost full height window to rear, radiator, vaulted beamed ceiling.



Kitchen/Dining

KITCHEN/DINING ROOM

Spacious kitchen/dining room with a large double glazed picture window with a superb rural outlook onto a neighbouring field, further double glazed windows to side and French doors to outside. Kitchen fitted with a range of modern, wall, base and drawer units, contrasting worksurfaces, single drainer one and half bowl sink unit with a mixer tap over, range style cooker, space for a fridge freezer, beamed ceiling, radiator, tiled flooring, exposed brick fireplace, quarry tiled hearth and a timber mantelpiece.

FIRST FLOOR LANDING

Double glazed window at half landing point leading to the main first floor landing area with a radiator and loft access.

BEDROOM 1

Double bedroom with French doors opening in having a rural outlook, built in wardrobe, radiator.

BEDROOM 2

Double bedroom with a double glazed window to rear, again benefitting from a pleasant rural outlook, radiator, built in cupboard. **EN SUITE SHOWER** comprising a shower cubicle with an electric shower plus a wash hand basin and tiled walls.

BEDROOM 3

Two double glazed window to front, radiator.



Kitchen/Dining



Kitchen/Dining

BATHROOM

A good size family bathroom with a double ended roll top bath having a central mixer tap and hand held shower head over, shower cubicle with a mains shower unit, WC and wash hand basin, tiled walls, part tiled walls, linen cupboard, radiator, two double glazed windows.

OUTSIDE

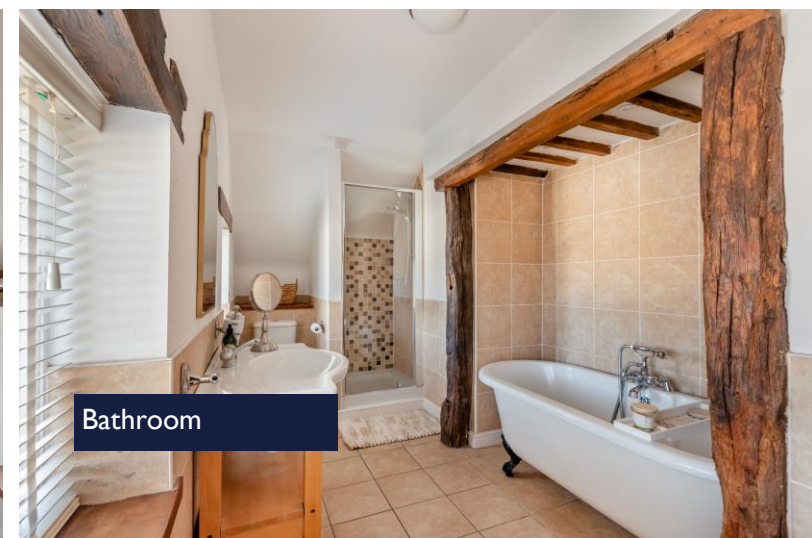
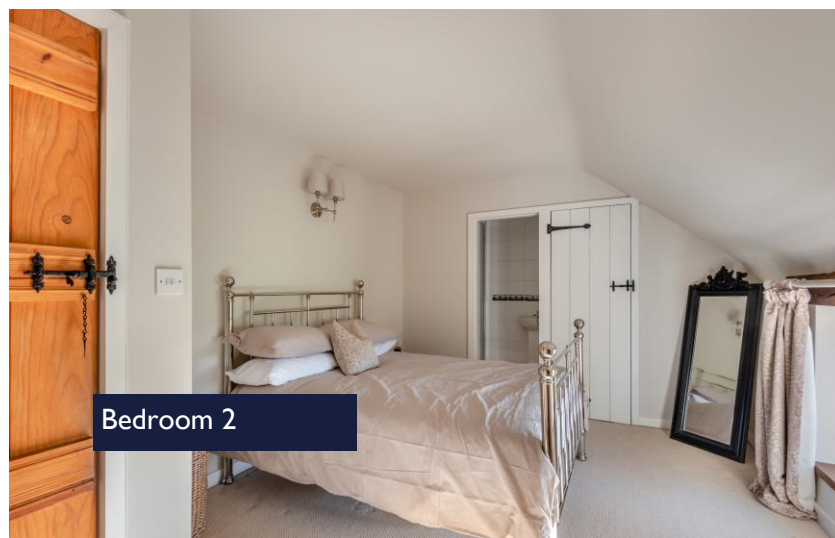
The property is approached off Deeside Lane via a set of electric gates which extends to a long driveway flanked by lawned areas and a selection of mature trees. This leads to a parking area for several cars and the part converted stable block.

GARDEN

The surrounding gardens are principally lawned and accessed through a dwarf brick wall and stoned pathway and extensive York stone pathways. There is a large circular patio area with brick and gravel edging and a further paved BBQ/patio area. There is a superb rural outlook to rear. Amenity area to the rear of the stable block housing the oil tank.

OUTBUILDINGS

The stable block has been part converted and comprises, two stables/store plus home office, dog grooming area and utility room. The vendors currently operate a dog grooming business from the converted stable block.





Garden



Patio



Stables

DIRECTIONS

Sat Nav – CHI 6BB

What3words - ///kinds.dusty.swaps

SERVICES

Mains electric, water, private drainage.

COUNCIL TAX

G

EPC

C

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

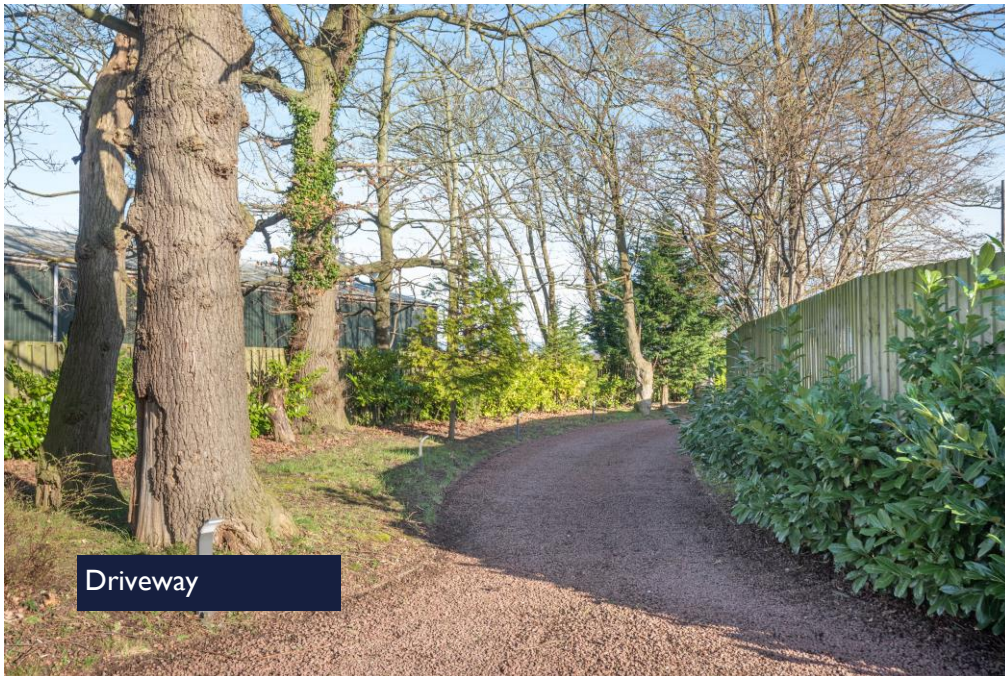
SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

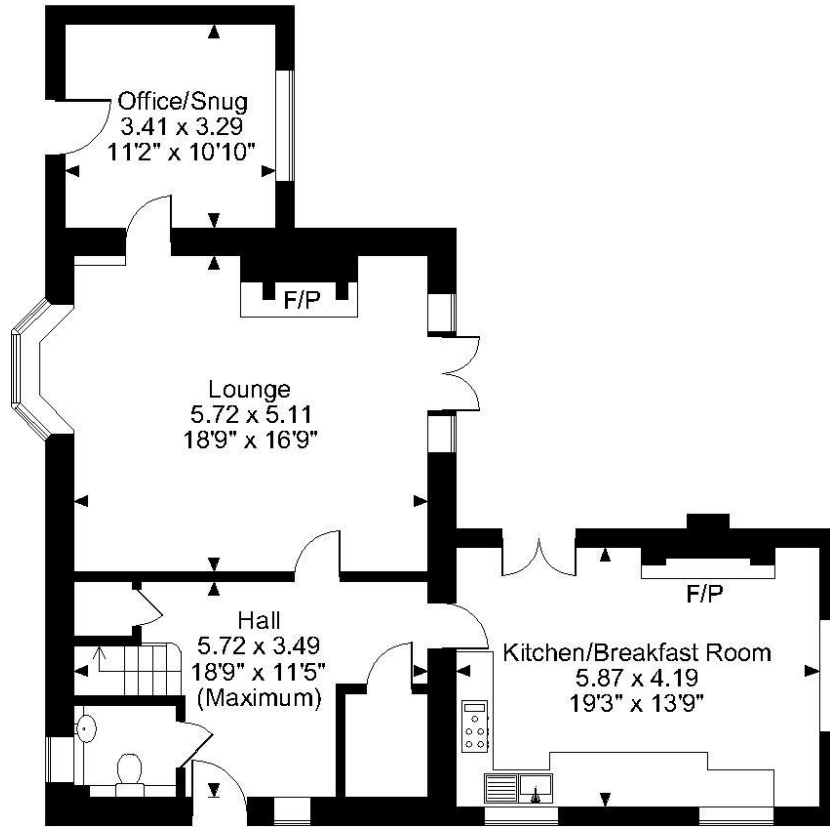
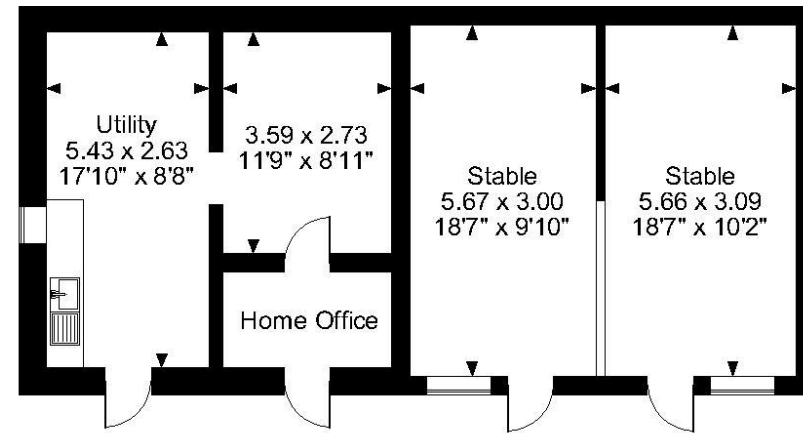
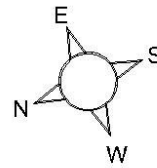
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DISCLAIMER

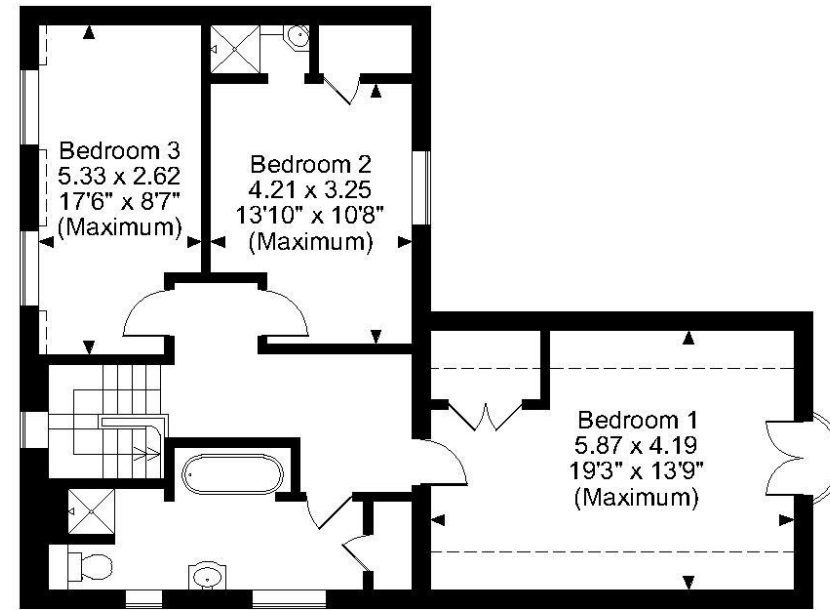
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Crofters Cottage, Deeside Lane Sealand, Chester
Approximate Gross Internal Area
Main House = 1722 Sq Ft/160 Sq M
Home Office = 326 Sq Ft/30 Sq M
Stables = 380 Sq Ft/35 Sq M
Total = 2428 Sq Ft/225 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



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