



The Cottage

Rowton Lane, Rowton, Chester, Cheshire, CH3 6AT

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NO CHAIN - £825,000

The Cottage is a quite superb, extended and refurbished detached cottage situated in one of Cheshire's most sought after villages. The property enjoys an excellent standard of fixtures and fittings throughout, in particular, the open plan living kitchen, ground floor shower room and family bathroom.

The property is set on a good-sized plot, having off-road parking to front, plus additional parking to rear, leading to a detached garage, landscaped gardens with stocked retained borders, patio areas and outbuildings including a utility and storage shed.

The accommodation briefly comprises entrance porch and entrance hall with feature sandstone flooring having underfloor heating throughout. Lounge with attractive splayed bay with window seating plus cast iron coal/wood burner. Separate reception room currently utilised as a home office however, would be ideal as a ground floor bedroom. There is a ground floor shower room, a utility room and a large open plan living kitchen incorporating a dining and entertaining space. Contemporary kitchen with a range of fitted units, central island with integrated appliances and bi-folding doors leading out the patio area and garden. To the first floor there is a landing with a high pitch vaulted ceiling with skylight window, 3 generous sized bedrooms and a beautifully appointed 4-piece family bathroom.

As the property cannot be fully appreciated from the roadside, internal inspection is most strongly recommended.





ACCOMODATION ENTRANCE PORCH

Timber panel and diamond shape glazed panel door. Double-glazed window, skylight window, coat hanging space, sandstone flooring, glazed inner door through to the entrance hall.

ENTRANCE HALL

Light and airy entrance hall with stairs rising to the first floor landing, sandstone flooring throughout with underfloor heating, cupboard housing the central heating boiler, double-glazed window and door to rear.

GROUND FLOOR SHOWER ROOM

Comprising shower cubicle with mains shower, W.C. and wash handbasin, heated towel rail, part timber clad panel walls, sandstone flooring, underfloor heating, extractor, double-glazed window.

LOUNGE

Splayed bay with window seating, with double-glazed sash style windows to front, exposed brick fireplace with inset coal/log burner set on a raised hearth, timber mantle above, timber flooring, beamed ceiling, radiator.



SITTING ROOM/STUDY

Currently utilised as a home office having a double-glazed sash style windows to front, beamed ceiling, timber panelling to one wall, fitted office furniture, radiator.

OPEN PLAN LIVING KITCHEN LIVING/DINING AREA

A fantastic open space incorporating a formal dining area and entertaining space with sandstone flooring, underfloor heating, 2 double-glazed windows and 3 skylight windows.

KITCHEN AREA

A superb modern range of units and island/breakfast bar. Contrasting working surfaces throughout, Belfast style sink with mix tap over. Integrated appliances include an AEG electric oven, integrated fridge freezer, dishwasher and an induction hob within the island plus wine cooler, continuation of the sandstone flooring with underfloor heating, 3 skylight windows and bifold doors running almost the width of the living kitchen extension leading out to the patio and garden.

UTILITY ROOM

Recently fitted wall base and drawer units, single drainer sink unit, plumbing point for a washing machine, additional white goods, sandstone flooring, underfloor heating, tile splashbacks. Door through to the entrance hall.



FIRST FLOOR LANDING

With a feature high pitch vaulted ceiling with a skylight window plus double-glazed windows to front and rear, exposed ceiling beams.

BEDROOM 1

Double-glazed sash style window to front, radiator, part-timber panelled headboard wall.

BEDROOM 2

Double-glazed sash style window to front, radiator.

BEDROOM 3

Double-glazed window to rear radiator.

BATHROOM

Double-ended rolltop bath with mix tap over, large shower cubicle with mains drench head shower and handheld showerhead. Vanity wash handbasin, W.C., part timber panel wall, radiator and integral heated towel rail, double-glazed window to rear.





OUTSIDE

On approach there is a low level sandstone wall extending to a block paved and gravelled driveway providing off-road parking flanked by mature borders and trees and a pedestrian gate to side.

To the side of the property there is a paved and gravelled walkway leading to the rear garden. Further additional parking to the rear of the property which leads to a **detached single garage**.

To the rear of the property there is a flagged patio area running from the side to the rear of the extension, providing a good sized entertaining space/seating area which leads onto principal lawned gardens with stocked retained borders, summerhouse, further patio seating space and pedestrian gate access to the single garage.

UTILITY

Having a range of wall and base level units, single drainer sink unit and outside tap. There is also an additional storage shed.

COUNCIL TAX

F

EPC

D

SERVICES

Mains electric, gas and sewerage.

VIEWINGS

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



DIRECTIONS

Proceed away from our office in Hatton Heath along the A41 towards Chester City Centre. After a short distance turn left onto Rowton Lane where the property can be found on your left-hand side and identified by the For Sale Board.

LOCATION & VILLAGE INFORMATION

Rowton is a much sought after village, situated on the outskirts of Chester located between Christleton and Waverton near to the A41. Rowton boasts beautiful canalside walks and is known for the popular spa hotel Rowton Hall.

The nearby village of Waverton offers a comprehensive range of amenities including hairdressers, café, newsagent and pharmacy. Whilst Tattenhall, a further nearby village, affords noted public houses such as The Letters and The Sportsmans.

On the educational front, the area offers for schooling for both primary and secondary levels, plus private education Abbeygate College and Kings and Queens of Chester. Recreational facilities include Eaton Golf Course, the aforementioned scenic walks into Chester along the Shropshire Union Canal.

Rowton is located along the A41 via the A55 north Wales expressway, linking north Wales coast and M53 motorway extending to the M56 and M6 motorway networks to all major commercial centres of the northwest. Chester Train Station also offers a direct link to London Houson in under 2 hours.

APPROXIMATE DISTANCES

Chester City Centre – 4 miles
Liverpool John Lennon Airport–27 miles
Manchester Airport – 36 miles

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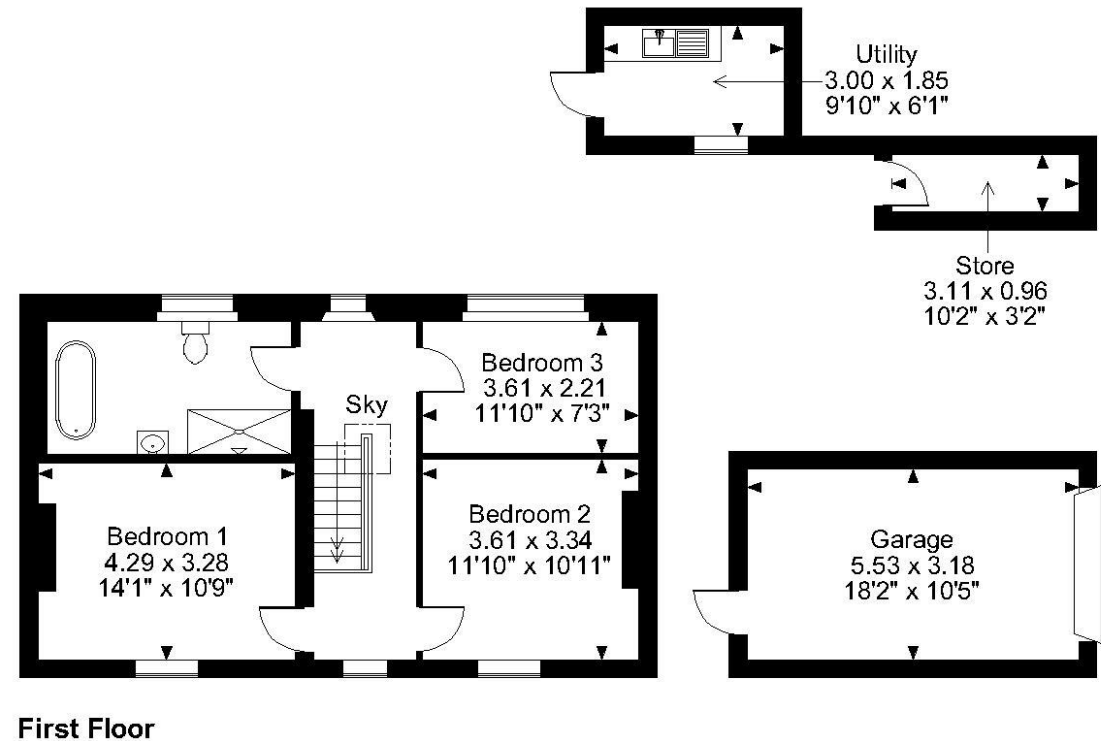
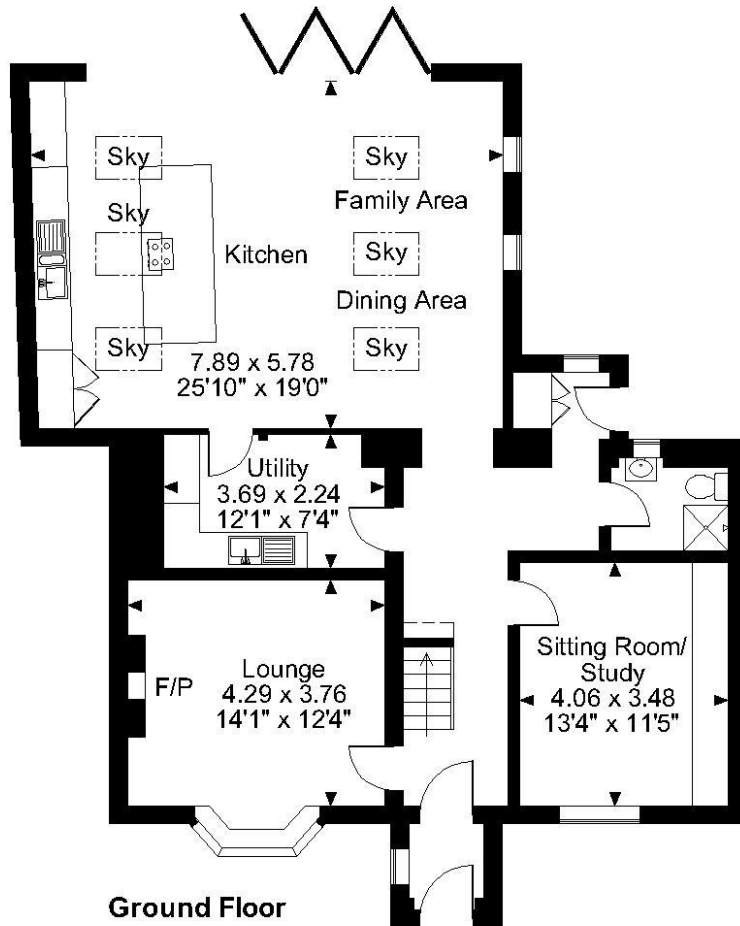
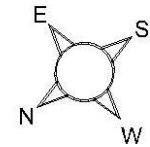
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Approximate Gross Internal Area

Main House = 1783 Sq Ft/166 Sq M

Garage = 189 Sq Ft/18 Sq M

Utility & Store = 91 Sq Ft/8 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



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