



Smithy Cottage

Little Heath Road, Christleton, CH3 7AH

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Guide Price - £1,250,000

Smithy Cottage, a charming and spacious four bedroom family home nestled in the heart of the highly sought after village of Christleton. Ideally positioned near the picturesque duck pond and set on a generous plot of approximately 0.56 acres. The property boasts beautifully maintained lawned gardens with mature borders and a patio area, perfect for outdoor entertaining. At the front, there is covered parking along with a garage for added convenience.

The thoughtfully designed accommodation comprises, on the ground floor, a welcoming reception hall featuring an original fireplace, a WC, formal dining room, a spacious sitting room with an elevated study area, bespoke breakfast kitchen, cozy family room, boot room, and a generous utility room. Upstairs, the master suite includes a dressing room and an en suite shower room, accompanied by three additional well proportioned bedrooms and a stylish family bathroom.

LOCATION

Christleton is a picturesque and highly sought after village located just a few miles from Chester city centre. Renowned for its charming character, scenic surroundings, and strong sense of community, Christleton offers an idyllic blend of rural tranquillity and modern convenience. The village is home to a variety of local amenities, including a traditional pub, a convenience store, and a village hall hosting regular community events. One of Christleton's most iconic features is its beautiful duck pond, which adds to the area's charm and appeal.

Families are particularly drawn to Christleton due to its excellent schools, including the highly regarded Christleton High School and Christleton Primary School. The village also benefits from excellent transport links, with easy access to the A41, A51, and M53, making it ideal for commuters traveling to Chester, Liverpool, and Manchester. With its stunning countryside walks, historic architecture, and welcoming atmosphere, Christleton remains one of Cheshire's most desirable locations for homebuyers seeking a balance between village life and city accessibility.





RECEPTION HALL

Through a charming wooden door, this spacious reception hall features beautifully stripped wooden flooring, recessed lighting, and connecting door through to the garage. Double doors open onto the rear patio, while a built-in shelf unit provides practical storage. A striking original fireplace from the "old smithy" adds character and a sense of history to the space.

WC

Comprising a WC, wash hand basin, part tongue and groove walls, window.

DINING ROOM

A generously sized dining room featuring stripped wooden flooring and a charming fireplace with an oak mantel, sash windows overlook both the front courtyard and rear elevation, allowing for plenty of natural light. The room is further enhanced by a beamed ceiling, a feature ceiling light and radiator.

BREAKFAST KITCHEN

This room is the heart of this fabulous property, offering spacious entertaining space. Benefitting from a bespoke fitted kitchen, with a comprehensive range of built in wall and floor units including island, "Belling"



range, built in fridge, dishwasher, double sink unit, tiled flooring with under floor heating. beam to ceiling, fitted breakfast area seating. Stairs leading to first floor level, built in storage cupboard, window overlooking courtyard and rear patio, double doors to outside, connecting door through to the utility room.

UTILITY ROOM

A large utility room having a modern range of wall, base and drawer units, contrasting worksurfaces, single drainer sink unit with a mixer tap over, plumbing point for a washing machine and space for additional white good such as an American style fridge freezer. Tiled flooring, window to rear.

FAMILY ROOM

A superb family room having windows to side and rear, wood strip flooring, brick fireplace with timber mantel and an open fire, radiator.

STUDY AREA

This area features stripped wooden flooring, recessed lighting, and painted brick walls, radiator, stairs lead to the first-floor level.

SITTING ROOM

Having views over the rear garden, two radiators feature fireplace, vaulted beamed ceiling.

FIRST FLOOR LANDING

Window to front, radiator.



BEDROOM 1

Window to rear, radiator, beamed ceiling, door through to the dressing room.

DRESSING ROOM

Window to side, built in wardrobes, radiator and heated towel rails. Door to en suite and inner landing.

EN SUITE

Shower cubicle with mains shower, WC and vanity wash hand basin, tiled walls, window.

LANDING

Off the dressing room with built in wardrobes, radiator, stairs leading down to the study area and sitting room.

BEDROOM 2

Sash window over looking rear garden, window to side, built in vanity wash hand basin, radiator, built in wardrobes.

BEDROOM 3

Sash window to front, additional window, built in wardrobes and bookshelves, radiator.

BEDROOM 4

Sash window, built in wardrobe and radiator.

BATHROOM

A well appointed three piece suite comprises a roll top bath and shower screen, mains shower over bath, WC and wash hand basin, heated towel rail, tiled walls, window to side.





OUTSIDE

On approach there is a useful carport and single garage, plus gate access to a courtyard frontage which leads to the front entrance.

GARDEN

A hidden gem! An area of the property which can not be appreciated from the roadside. The expansive gardens are laid to lawn featuring very well stocked retained borders and a large patio area.

LAND

In all extending to approximately 0.56 acres.

SERVICES

Mains water, electric and drainage.

COUNCIL TAX

F

EPC

F

DIRECTIONS

Sat Nav - CH3 7AH

What3words [///crew.bags.list](#)

APPROXIMATE DISTANCES

Manchester Airport - 33 miles

Liverpool Airport - 24 miles

Chester - 3 miles



VIEWINGS

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

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

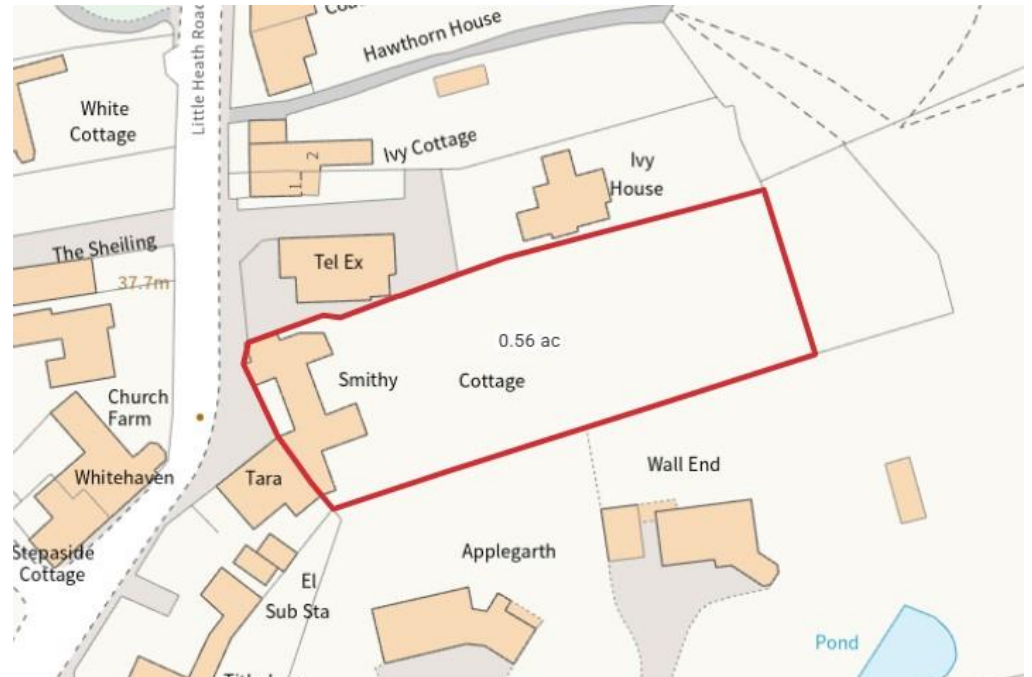
The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

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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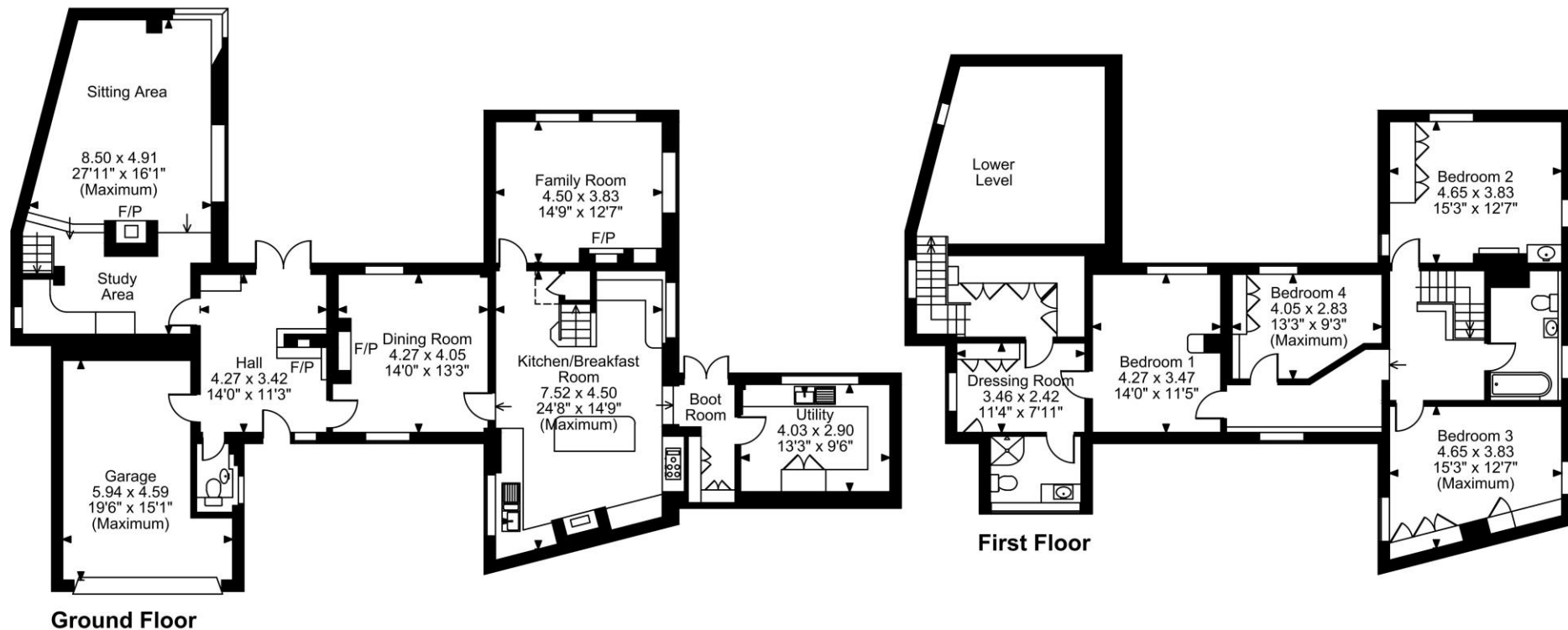
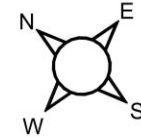
Smithy Cottage, Little Heath Road, Christleton, Chester

Approximate Gross Internal Area

Main House = 2722 Sq Ft/253 Sq M

Garage = 242 Sq Ft/22 Sq M

Total = 2964 Sq Ft/275 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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