



Town House

5 LOWER BRIDGE STREET, CHESTER

LegatOwen
RESIDENTIAL

Town House

5 LOWER BRIDGE STREET, CHESTER



Grade II Listed Georgian town house discretely nestled off Lower Bridge Street, just moments from the River Dee. A unique property offering a rare blend of period charm and modern convenience.



FEATURES

- Three bedrooms
- Two bathrooms
- City centre location
- Allocated parking and EV charging
- Private courtyard garden
- Ample external storage
- Secure gate fob entry

DESCRIPTION

A UNIQUE GEORGIAN GEM IN THE HEART OF CHESTER - CITY CENTRE LIVING REDEFINED

5 Bridge Place is a truly unique three storey property with an abundance of character features throughout that define this beautiful home. As you enter the property into the spacious living room you are immediately drawn to the magnificent wrought iron spiral staircase that forms a stunning focal point. Large original windows provide an abundance of natural light, highlighting the engineered oak flooring and complementing the original architectural details. There is a working fireplace with Georgian hob grate and feature tiles. On this level there is also a versatile bedroom three/study and a family bathroom.

On the lower floor there is an expansive dining room where you will find a 30ft well and an original Roman alter- tangible links to Chester's rich past. The current owners have cleverly incorporated the well into the design, creating a stunning feature with glass panel trap door, providing an ideal space for wine storage. Sliding patio doors from the dining room lead out to a private courtyard garden. Completing this floor is a well-proportioned fitted kitchen with integrated appliances, AGA and instant boiling water tap.

The top floor comprises two double bedrooms, accessed from a galleried landing, each enjoying partial river views and benefiting from built in storage and charming original beams. The principal bedroom features an en-suite shower room.

Modern comforts are seamlessly integrated with the period charm throughout this quirky property. A Hive system provides smart home heating control and there is a security alarm and a security gate fob entry system.





EXTERNAL

There is a private paved courtyard garden with a substantial brick wall surround with a feature small pond. The courtyard features a metal framed and glass roofed gazebo with patio heaters and provides an ideal all year-round outdoor entertaining space. The sound of the River Dee can be heard creating a peaceful atmosphere and a tranquil haven. There is a separate balcony with canopy and heater - an early sun trap for your morning coffee. External storage is plentiful, included a power-connected outbuilding and a separate garden store. One allocated parking space is conveniently located next to the property entrance with the benefit of an EV charging point. External storage and parking are rare finds in such a central location, adding to the property's exceptional appeal.

SITUATION

The property is situated within the Chester city walls and is located off Lower Bridge Street. Access is via Duke Street which leads to the car parking area at the rear of the property.

Surrounded by beautiful architecture and just a stone's throw away from cafes, restaurants, bars and amenities; the location couldn't be more convenient. The River Dee and 'The Groves' can be reached within a few minutes' walk where you can enjoy a stroll along the riverbank. The city provides good road transport connections with Warrington, Liverpool, Manchester, and North Wales. Chester railway station offers direct regular services to London in approximately 2 hours, and both Manchester and Liverpool airport can be reached in around a 45-minute drive.







TENURE

Freehold

COUNCIL TAX

Band F

METHOD OF SALE

Private treaty

SERVICES

All mains services

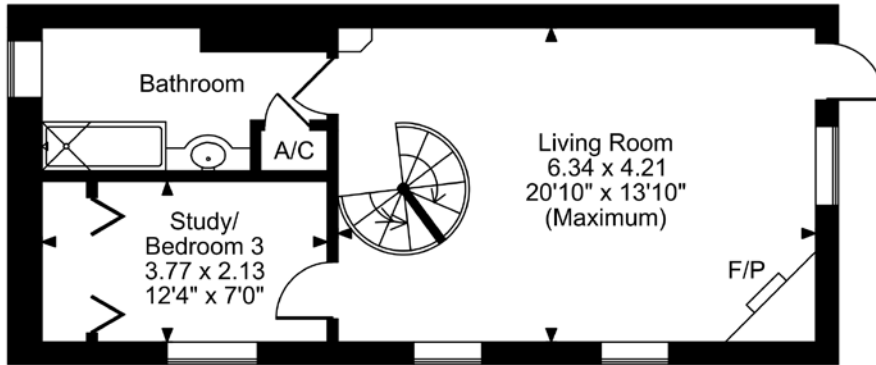
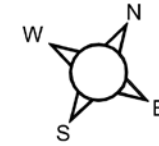
VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk

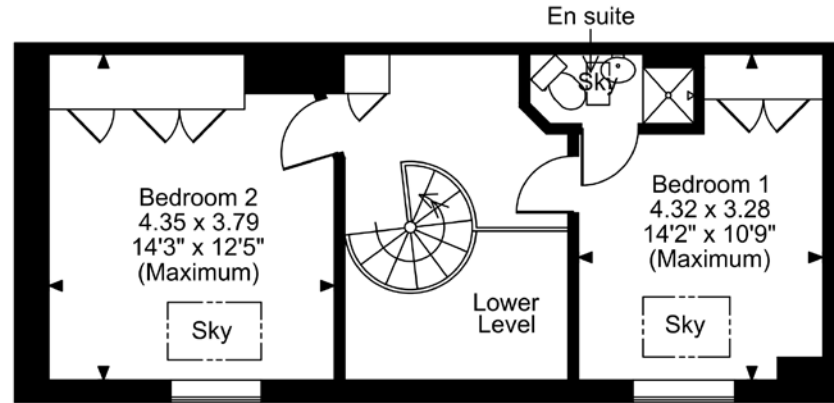
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

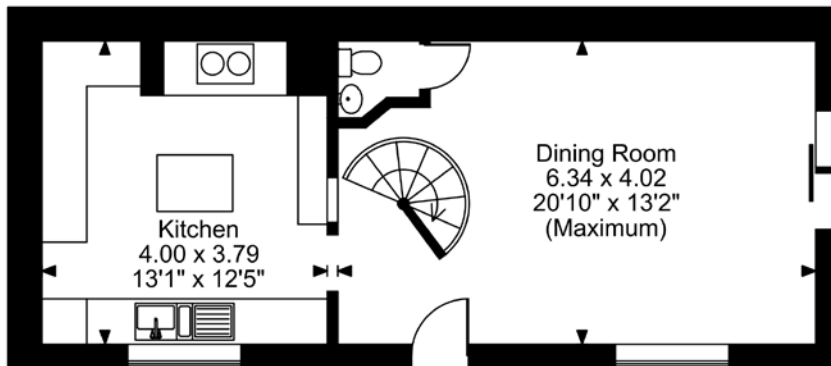
Approximate Gross Internal Area
 Main House = 1303 Sq Ft/121 Sq M
 Store = 67 Sq Ft/6 Sq M
 Total = 1370 Sq Ft/127 Sq M



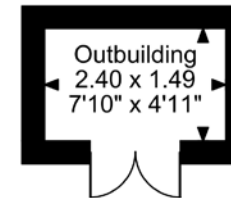
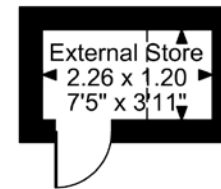
Ground Floor



First Floor



Lower Ground Floor



LEGAT OWEN

Albion House
 Albion Street
 Chester
 CH1 1RQ

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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