

CROMWELL LODGE

158 FOREGATE STREET, CHESTER, CH1 1HJ



Cromwell Lodge is a charming Grade II listed home in the heart of Chester. Rich in original features yet thoughtfully updated for modern living, it offers generous space, timeless character, and a prime city-centre location.

Cromwell Lodge is a remarkable Grade II listed residence with origins dating back to as early as 1560. Part of its original wattle and daub timber frame still remains beautifully intact, making it one of only two surviving examples of a 16th-century timber-framed building in the whole of Chester. It is believed to have been the residence of the Mayor of Chester during the 17th century, and has since been carefully altered and improved, with works carried out in collaboration with English Heritage to preserve its historic character while enhancing its comfort for modern living.

Lovingly restored in the early 2000s from a derelict state, Cromwell Lodge now stands as a stylish and substantial home that blends historic charm with modern amenities. Constructed with brick elevations and stone dressings beneath a slate roof, the property features painted plinths, rusticated quoins, cornices, exposed wall timbers, and restored multi-pane sash windows with secondary glazing. The generous accommodation is arranged over two floors, with additional cellar space, and the property is offered to the market with No Onward Chain. It boasts an abundance of original features, soaring ceilings, and impressively proportioned rooms, representing the very best of city centre living.

Entry from Foregate Street leads into a welcoming vestibule with beautiful tiled flooring, which opens into a substantial hallway providing access to the ground floor rooms. The drawing room is a particularly special space, with its central fireplace, triple sash windows, part-panelled walls, and high ceilings. This feeling of openness continues into the open plan kitchen and dining area, where a painted shaker-style kitchen with a central island is complemented by an impressive walk-in pantry. There are two further reception rooms: a charming sitting room to the rear, showcasing one of the property's exposed timber walls, and a lovely front-facing playroom offering further flexibility. A well-placed WC completes the ground floor.

Upstairs, the first floor offers four substantial bedrooms and a fifth currently used as a walk-in wardrobe. The principal bedroom is a highlight, featuring a semi-vaulted ceiling, exposed timber-framed wall, and a stylish en suite shower room. The second bedroom is equally impressive, also boasting a semi-vaulted ceiling and period detailing. Two further king-sized bedrooms, along with the dressing room, are served by a luxurious family bathroom with a five-piece suite and striking claw-foot bath. All bedrooms are immaculately presented, generously proportioned, and filled with natural light.



Below the main living areas, the cellar provides additional accommodation, currently configured as a laundry room with fitted cabinets and space for white goods, along with two further storage rooms. This versatile area offers a wide range of potential uses, subject to any necessary consents.

Situated in the sought-after city centre district known as The Bars, the property enjoys the charm of a heritage setting combined with the convenience of Chester's shops, restaurants, and amenities just a short stroll away. Cromwell Lodge presents a rare opportunity to acquire a significant piece of the city's history, offering spacious family accommodation of considerable character in an unrivalled location.

LOCATION

Foregate Street is perfectly situated near the Shropshire Union Canal and within easy walking distance of Chester city centre and Chester railway station. Chester city centre boasts a variety of shops, restaurants catering to every palate, cinemas, a theatre and numerous leisure facilities from public baths to private gyms. The River Dee, flowing to the south of the city, provides scenic walks, boating opportunities, and other recreational activities. Nearby Grosvenor Park offers additional green spaces for relaxation.

Chester has excellent road and rail communications with the M56 and M53 located within 4 miles of the city providing direct access to Manchester and Liverpool respectively, and the train station 1 mile from the city centre providing direct trains to London Euston and onward connections to the national rail network.

The accommodation briefly comprises:

ENTRANCE VESTIBULE - 10'3" x 4'1"

Wooden door with gold door furniture, wall mounted alarm pad, coved ceiling, recessed ceiling spotlights, sash window with secondary glazing, telephone point, cast iron radiator, stunning black and white tiled floor, in built shoe shelving rack and wall mounted coat hooks. Wooden door with glazed surround through to the Reception Hall.

RECEPTION HALLWAY - 25'5" x 10'3"

Solid wooden door with gold door furniture to the side access (156 development) with glazed panel above, wall mounted telephone entry intercom system, coved ceiling, recessed ceiling spotlights, cast iron radiator. Doors through to Kitchen Dining Room, Drawing Room, Sitting Room, Playroom, WC, Basement and staircase rising to the first floor.



DRAWING ROOM - 21'4" x 15'3"

Three sash windows with secondary glazing, wood panelling beneath to the side elevation, coved ceiling, picture rail, recessed ceiling light point, two cast iron radiators, aerial point, log effect gas fire with stone hearth and wooden surround.

KITCHEN - 16'8" x 12'8"

A selection of wall and base level modern 'Shaker' style kitchen units with silver handles with granite effect work surfaces and matching up stands. Inset inset bowl and a half sink unit and drainer with chrome mixer tap and good waste disposal unit. Freestanding range with five gas hob, hot plate and warmer stainless steel backsplash and black chimney stack extractor above, American fridge freezer, centralised island unit, cast iron radiator, two sash windows with secondary glazing internally, coved ceiling, recess ceiling spotlights, two wall lights, floor tiling and double opening doors to a walk-in pantry.

PANTRY - 4'9" x 3'6"

Shelving, ceiling light point, floor tiles and wall mounted 'Valiant' eco-fit pure boiler.

SITTING ROOM - 14'7" x 11'9"

Two sets of sash windows with secondary glazing internally, coved ceiling, ceiling spotlights, wall mounted lights, telephone point, aerial point, two cast iron radiator, feature timber frame wall.

PLAYROOM - 11'7" x 8'7"

Sash window with secondary glazing, recess ceiling spotlights, coved ceiling, picture rail, telephone point, aerial point and cast iron radiator.

WC - 8'3" x 4'9"

Low-level WC, pedestal wash handbasin with chrome mixed tap, tiled splashback, wall mounted cast iron radiator, recessing spotlights, wall mounted vent, floor tiling, double opening doors to useful under stairs storage cupboard.

LANDING

Recessed ceiling spotlights, coved ceiling, cast iron radiator, feature timber walls, loft hatch. Doors through to Principal Bedroom, Guest Bedroom, three further Bedrooms and Family Bathroom.

BEDROOM ONE - 15'3" X 13'4"

Sash window with secondary glazing to the side elevation, two wall mounted cast-iron radiators, coved ceiling, wood effect flooring, aerial point, semi vaulted ceiling with feature timber frame wall. Door to En-Suite Shower Room.



EN-SUITE SHOWER ROOM - 9'5" X 6'8"

A well-appointed three-piece suite in white with chrome style fittings comprising: shower cubicle, wash handbasin with mixer tap and double opening storage cupboards beneath, low-level WC, sash window with secondary obscured glass glazing, partially tiled walls with decorative tiling, ceiling spotlights, ladder style heater towel and floor tiles.

BEDROOM TWO - 15'9" X 14'2"

Partially vaulted ceiling with recessed spotlights, feature timber framed wall, sash window with secondary glazing, cast iron radiator, coved ceiling, ceiling light point, aerial point, useful storage cupboard with slatted shelving.

BEDROOM THREE - 14'5" X 12'1"

Sash window to the rear elevation with secondary glazing, ceiling light point, wall mounted cast iron Radiator.

BEDROOM FOUR - 17'6" X 9'8" MAX

Sash windows to front side elevation with secondary glazing, ceiling spotlight, coved ceiling, two wall mounted cast iron radiators, aerial point .

BEDROOM FIVE - 9'6" X 9'4"

The fifth bedroom is currently used as a dressing room with sash window to the front elevation with secondary glazing, built-in wardrobes incorporating rails and shelving, cast iron radiator, coved ceiling, cupboard housing hot water cylinder.

FAMILY BATHROOM - 11'8" X 9'2"

A well appointed four piece suite in white comprising; freestanding 'claw footed' bath with central chrome mixer tap and shower attachment, walk-in shower with canopy showerhead and separate shower attachment with glazed folding door, wash hand basin with chrome mixer tap and double opening storage cupboards beneath, low level WC with dual flush, ceiling spotlights, two wall lights, decorative floor tiles and ladder style heater tail.

CELLAR (reduced head height)

Made up of three rooms in total. One is currently used as a Laundry Room with low level cupboards, work surfaces, sink and spaces for white goods.

WHAT3WORDS

EARTH. CIRCLE. BRICK

TENURE

We believe the property to be Leasehold on a 150-year lease from 1st January 2000. Each of the residents of 156 Foregate Street owns a share of the freehold and has one voting share. The residents of 156 Foregate Street own the freehold as a whole. Purchasers should verify this through their solicitor.



COUNCIL TAX

Council Tax Band G - Cheshire West and Chester

SERVICES

We understand that mains gas, electricity, water and drainage are connected.

FINER POINTS

- Viewing - By prior appointment please call to arrange a viewing
- Floorplans are not to scale and are for illustrative purposes only
- The boiler of Cromwell Lodge was replaced in June 2023
- There is an annual service charge paid to One Five Six Management Company of £415 per annum, which the major portion is buildings insurance for Cromwell Lodge, maintenance of all the grounds including the lawns, courtyards, patios, trees, common areas and communal lighting
- The property is on a water meter
- There are three allocated parking spaces

AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.



Basement

Approx. 50.3 sq. metres (541.6 sq. feet)



Ground Floor

Approx. 118.6 sq. metres (1276.6 sq. feet)



First Floor

Approx. 117.6 sq. metres (1266.2 sq. feet)



Total area: approx. 286.5 sq. metres (3084.4 sq. feet)



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