



**The Farm, Bretton Lane, Bretton, Chester CH4 0DW**

**welcome to**

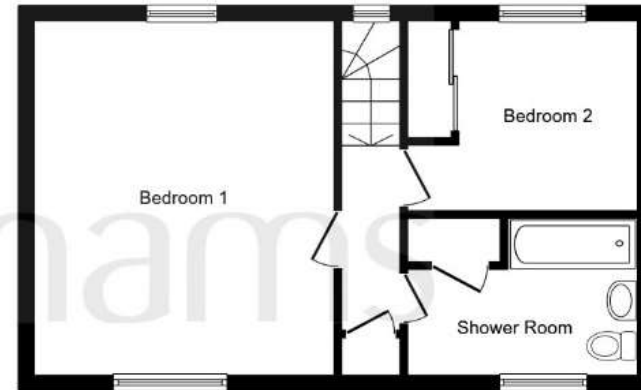
**The Farm, Bretton Lane, Bretton, Chester**

This charming 2-bedroom detached Period Cottage on a spacious plot of land benefits from off-road parking, garage, and a good-sized paved/lawned area. With attractive open countryside within walking distance, yet conveniently placed for access to Chester, Wrexham and The Wirral.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



### **Entrance Porch**

4' 1" x 2' 11" max ( 1.24m x 0.89m max )

A brick-built porch with a tiled roof, a leaded glass panelled door, tiled floor, and a window to the side elevation.

### **Entrance Hall**

3' 3" x 7' 7" max ( 0.99m x 2.31m max )

An original white studded front door leads into the entrance hall, with oak beams and a spacious understairs cupboard.

### **Lounge**

15' 9" x 13' 7" max ( 4.80m x 4.14m max )

With a leaded window to the front elevation, oak beams, a gas fire set in a brick surround with hearth and mantelpiece, and French doors leading to the dining room.

### **Dining Room**

10' x 14' 10" max ( 3.05m x 4.52m max )

With a leaded window, oak beams, a gas fire, and a radiator.

### **Garden Room**

10' 10" x 9' 10" max ( 3.30m x 3.00m max )

With leaded sliding doors to the rear garden, oak beams, and a radiator.

### **Snug/Study**

8' 9" x 3' 10" max ( 2.67m x 1.17m max )

With dual aspect leaded windows, and a radiator.

### **Internal Hall**

With a door to the downstairs WC and wash hand basin.

### **Kitchen**

14' 3" x 9' 11" max ( 4.34m x 3.02m max )

Fitted with a range of oak wall, base and drawer units with complementary tiled work surfaces, a 2.5 bowl sink with mixer tap, gas hob with extractor hood over, serving hatch to the sitting room, oak beams, tiled flooring, and a leaded window to the rear elevation.

### **Utility Room**

9' 9" x 8' 6" max ( 2.97m x 2.59m max )

With a leaded window to the rear elevation, oak beams, tiled flooring, radiator, and a leaded door leading outside.

### **First Floor Landing**

Stairs leading up from the ground floor, storage cupboard, and a leaded window.

### **Bedroom One**

13' 7" x 16' 4" max ( 4.14m x 4.98m max )

With double aspect leaded windows to the front and rear elevations, original door, wood flooring, and built-in storage cupboard.

### **Bedroom Two**

9' 4" x 8' 10" max ( 2.84m x 2.69m max )

With a window to the rear elevation, wood flooring, and a radiator.

### **Shower Room**

Comprising a spacious walk-in shower, WC and wash hand basin set in a vanity unit, complementary tiled walls, spotlighting, cupboard, radiator, electric shaver point, and a leaded window.

### **Outside**

With spacious paved and lawned areas, raised brick borders, and a single garage.



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## The Farm, Bretton Lane, Bretton, Chester

- A 2-Bedroom Detached Period Cottage
- Semi-Rural Village Location
- Close to Main Road Network
- Spacious Plot of Land
- Off-Road Parking plus Garage
- Good-Sized Paved/Lawned Area with Raised Brick Borders

Tenure: Freehold

EPC Rating: D

Council Tax Band: E

**£300,000**



Please note the marker reflects the postcode not the actual property

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