



**PORTFOLIO**  
from **swetenhams**

Old Farm Cottages, Sealand, Chester CH1 6BB

## 2 Old Farm Cottages, Deeside Lane, Sealand, Chester CH1 6BB

*A deceptively spacious 2 bedroom cottage in a private development surrounded by rolling countryside but only 10 minutes' drive to Chester. With high vaulted ceilings, integrated appliances, skylights French doors, underfloor heating, 2 parking spaces plus garage, and a lovely rear garden.*



### **The Property is approached**

over a gravelled area with a front entrance door leading into the Kitchen/Breakfast Room.

### **Kitchen/Breakfast Room**

*13' 9" min x 13' 2" min ( 4.19m min x 4.01m min )*  
Fitted with a range of wall, base and drawer units with complementary granite work surfaces and a centre island which includes wine storage space, single bowl sink with mixer tap over, electric hob with extractor hood over, integrated appliances comprising oven, microwave oven, dishwasher, fridge/freezer and washing machine, underfloor heating, vaulted ceiling, tiled flooring, skylights, two windows to the front elevation with French shutters, and a door leading into the Dining Room.

### **Dining Room**

*15' 2" x 12' 1" max ( 4.62m x 3.68m max )*  
With Karndean flooring, and a door leading into the Lounge.



### **Lounge**

*18' 4" x 10' 2" min (11' 9" into recess) ( 5.59m x 3.10m min (11' 9" into recess) )*  
With a window to the rear elevation, gas log burner with oak mantel, Karndean flooring, skylight, understairs storage, a door leading to the rear hallway, and French doors leading out to the rear garden.

### **Rear Hallway**

With Amtico flooring, stairs leading to the first floor, and a rear door leading out to the garden.

## First Floor Landing

Stairs leading up from the ground floor, with doors to the shower room and both bedrooms.

## Bedroom One

14' max x 8' 10" max ( 4.27m max x 2.69m max )

An L-shaped room with a window to the front elevation with French shutters, built-in wardrobe, shelving, seating area, carpet flooring, and a radiator.

## Bedroom Two

9' 9" max x 9' max ( 2.97m max x 2.74m max )

An L-shaped room with a window to the rear elevation with French shutters, fitted wardrobe, carpet flooring, a radiator, a seating/dressing area (6' 6" x 4' 7") with a wardrobe, opening up to a staircase that leads to the Attic Room/Study.

## Shower Room

Comprising a large walk-in rainfall shower, WC and wash hand basin set on a vanity unit with granite surface and mood lighting underneath, a ladder-style radiator, underfloor heating, tiled walls and floor.

## Attic Room/Study

13' x 6' ( 3.96m x 1.83m )

With skylights, wood laminate flooring, underfloor heating, storage cupboard, wardrobes in eaves, mirrored sliding doors and shelving.





### **Outside**

#### **Front**

Gravelled area with space for two cars, electricity socket, external tap, and an EV charging point.

#### **Rear**

Mainly laid to Astroturf, with a paved seating area, mature plants, security lighting, electricity power points, external tap, store where Calor gas bottles are kept for the gas fire, and a gate leading to the double garage. An off-site septic tank is shared between neighbours.

#### **Garage**

16' 5" x 18' 6" ( 5.00m x 5.64m )

A double garage with electric doors, lighting and power.

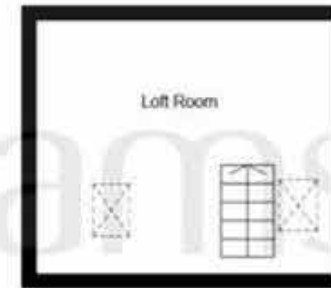




**Ground Floor**



**First Floor**



**Second 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)

# welcome to

## 2 Old Farm Cottages

A simply stunning home, lovingly finished to the highest of standards by the current owners, 2 Old Farm Cottages is deceptively spacious and set in a private development surrounded by rolling countryside - yet only 10 minutes' drive to Chester city centre. There are two parking spaces to the front of the property, with an EV charging point, and the rear garden has an Astroturf lawn and mature plants, a paved area for a dining table and chairs, making this a perfect outdoor entertaining space. The gate to the rear of the garden leads to the double garage, which has light and power and is accessed by an electric door. Council Tax Band: E.

Offers over

### £325,000

- A Deceptively Spacious 2-Bedroom Cottage
- Converted Loft/Office Space
- Rear Garden with Paved Dining Area
- 2 Parking Spaces plus Garage

Tenure: Freehold

EPC Rating: E



To find out more information or to arrange a viewing call

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