



PORTFOLIO
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Church Lane, Guilden Sutton, Chester CH3 7EW

Church Farm, Church Lane, Guilden Sutton, Chester CH3 7EW

A wonderful family home in the heart of this historic and much favoured village on the outskirts of Chester. This spacious detached period house has been significantly modernised and provides light, characterful and flexible family accommodation over two floors, with a garage and excellent cellar.



Entrance Porch

With tiled floor, and door leading into the Hall.

Hall

With a window to the front elevation, coat hanging space, and access to the roof space.

Cloakroom/WC

Low level WC, wash basin, wash stand-style unit, mixer tap, frosted window to front and slate-effect floor tiling.

Lounge

15' 3" x 16' 8" max (4.65m x 5.08m max)

A delightful cosy room with timber-effect flooring, exposed ceiling timbers, an inglenook-style fireplace with timber bressummer over, brick reveals and display alcoves, cast iron woodburning stove, double glazed windows to the front and rear elevations with views over the garden, radiators, with a step up to the Snug.

Snug

15' 5" x 9' 9" (4.70m x 2.97m)

With exposed timbered ceiling, a door leading out to the front terrace, a window to the rear elevation overlooking the garden, fireplace with timber fire surround and mantle, recessed cast iron grate, marbled hearth, radiator, and a trap door with steps down to the Cellar.



Kitchen/Breakfast Area

17' 7" x 6' 7" (5.36m x 2.01m)

A delightful space with an extensive range of shaker-style painted units, timber block work surfaces, inset antique-style sink/drain unit, mixer tap. Rangemaster 5-ring gas stove with electric oven, grill and chrome extractor, space for upright fridge freezer, base units include integral dishwasher, vertical radiator, central peninsula unit with wide timber work surface providing breakfast bar with cupboards under, slate-effect floor tiling in kitchen area, windows to side and rear, recessed ceiling spotlights, walk-in understairs storage cupboard with lighting, radiator, and a door off to the Utility Room.

Utility Room

7' 7" x 11' 5" (2.31m x 3.48m)

Continuation of the slate-effect tile floor, a range of cabinets, work surface with plumbing under for washing machine, space for tumble dryer, radiator, door leading to downstairs Cloakroom/WC, window to rear elevation, and doors leading to the rear garden and the front terrace.

Dining Hall

15' x 12' 10" including stairway (4.57m x 3.91m including stairway)

With windows to the front and side elevations, timber-effect flooring, a staircase rising to the first floor landing,

understairs storage, and opening into the Kitchen/ Breakfast Area.

First Floor Landing

An attractive timber staircase with turned spindles and newels leads up to the first floor landing, panelled to dado height with sloping ceiling, radiator, a window to the rear extension overlooking the rear garden, and doors off to all bedrooms and the bathroom.

Bedroom One

14' 10" x 10' 10" min (4.52m x 3.30m min)

With a range of recessed wardrobe cupboards with louvre fronted doors, hanging space and shelving, a double glazed window overlooking the front garden, radiator, access to roof storage space, and a door leading into the en-suite shower room.

En-Suite Shower Room

Beautifully appointed with travertine flooring, pedestal wash basin, low level dual flush WC, timber display shelving, electric shaver point, upright chrome towel rail/ radiator, wall light point, recessed ceiling lights and step-through to shower area/wet room with a fully tiled floor, walls with spotlight over, thermostatic shower valve and extractor unit.

Bedroom Two

15' 10" max x 9' 11" (4.83m max x 3.02m)

With a fitted wardrobe cupboard with hanging space and shelving, a further storage area with fitted shelving, double glazed windows to the front and rear elevations, access to roof storage space, and a radiator.

Bedroom Three

9' 8" x 12' 7" (2.95m x 3.84m)

With built-in wardrobe cupboards, louvre fronted doors, hanging space and shelving, wall light point, radiator, and a double glazed window to the front elevation.





Bathroom

Large and well-appointed with slate tile-effect flooring, part-panelled walls, part-tiled recessed ceiling spotlight, with a modern white suite comprising panelled bath in a tiled surround with antique-style mixer tap and shower attachment, low-level dual flush WC, wash basin in a vanity surround with drawer units under, fully tiled large shower cubicle with shower screen door, thermostatic shower valve with handheld attachment and overhead showerhead, ceiling-mounted extractor, recessed ceiling spotlights, vertical chrome towel rail/radiator, and a door leading to a walk-in airing cupboard with fitted shelving, wall-mounted gas-fired Combi boiler for central heating and domestic hot water, and low level eaves storage.

Outside

The property is approached via a communal driveway leading to a small number of other properties, to a private driveway and parking area with exclusive parking for at least 3 vehicles, and a garage (part of a separate block). The gardens are principally to side and rear and are approached over wide stone steps to the front terrace which joins with a further paved terrace leading to the Utility Room/side door, 2 sets of wide stone flag steps leading up to this terrace. Flanking the terrace



to the side is a raised lawn with 2 mature trees, bounded by low stone retaining wall in a set shrubbery bed. Further stone steps lead to a tiered lawn to the side and rear, and stone flagged pathways lead to the rear terrace which is a large flagged patio bounded by high brick retaining walls. This is a lovely sheltered sunny area, ideal for alfresco dining, with outside light, timber log store and side gate with access from the driveway, and an outside water supply.

Garage

9' 3" x 18' 6" (2.82m x 5.64m)

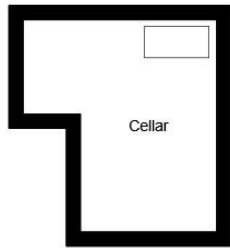
Cellar

13' 5" max x 14' 9" max (4.09m x 4.50m max)

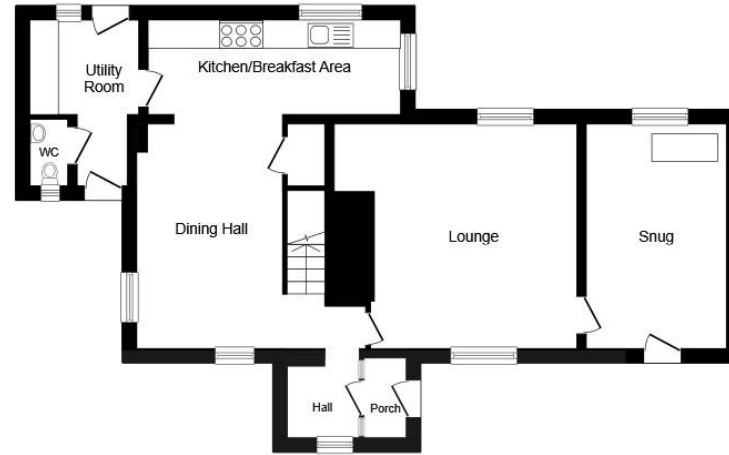
A most useful L-shaped cellar area with a standing height and electric light.

Agent's Note:

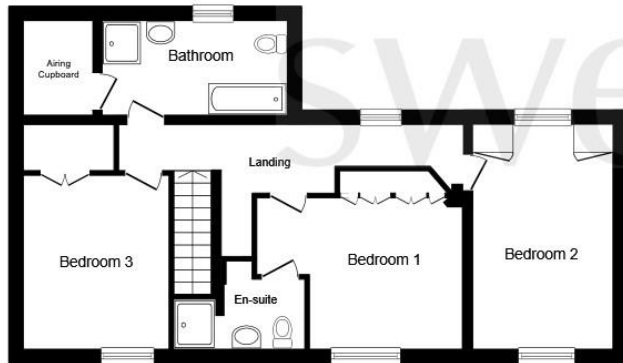
The sale of this property is subject to grant of probate. Please seek an update from the branch with regard to the potential timeframes involved.



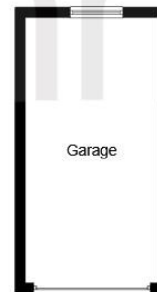
Cellar



Ground Floor



First Floor



Garage

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

welcome to Church Farm

Church Farm stands in an elevated position just off Church Lane in the very pretty heart of Guilden Sutton village. The farm has had a quality development of residential houses built on its former land, retaining private gardens and sharing a garage block. Church Farm is a wonderful blend of period charm and modern convenience, with spacious and characterful living spaces, in a versatile and pleasing arrangement. Guilden Sutton is convenient for Chester and its myriad leisure, shopping and educational amenities and is only 2 miles from the M53/M56 motorways, permitting daily travel to Liverpool and Manchester. Council Tax Band: F

Asking Price

£450,000

- A 3-Bedroom Detached Period House with Cellar
- Significantly Modernised to provide Flexible Family Accommodation
- Parking for at least 3 Cars + Garage
- Gardens to Front and Rear

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

01244 321321

or email Chester@swetenhams.co.uk

28 Lower Bridge Street, Chester, Cheshire CH1 1RS
swetenhams.co.uk



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