



**PORTFOLIO**  
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Blencowe Close, Backford, Chester CH1 6QR

# 11 Backford Hall, Blencowe Close, Backford, Chester CH1 6QR

*A spectacular first floor apartment, redolent of the style and historic past of this important and impressive building, with two double bedrooms, one with an ensuite shower room, a huge and glorious lounge/dining room, a superbly appointed kitchen, and benefitting from 3 allocated parking spaces.*



## Communal Entrance

A glorious entrance hall with remote entry system, a magnificent fireplace and doors off to the wide sweeping staircase leading to the first floor landing. The private entrance door to Apartment 11 opens to a wide and attractive landing off, which are the doors to the principal rooms.

## Entrance Hall

With a coved ceiling, two store cupboards with fitted shelving, plus a cupboard which contains the water tank, two antique-style radiators, a further storage cupboard which also houses the fuse box, carpet flooring, and doors leading into the Lounge/Dining Room, Kitchen, both Bedrooms and the Bathroom.

## Lounge/Dining Room

26' 6" x 19' 3" ( 8.08m x 5.87m )

A simply magnificent room - huge and versatile, light and impressive. With a bay window with tall windows and original panelled shutters offering beautiful views, a high-vaulted ceiling, a decorative moulded fireplace with inset grate, two sets of glazed-fronted cupboards, multiple antique-style radiators, and carpeted flooring.



## Kitchen/Breakfast Room

15' 5" x 12' 1" (4.70m x 3.68m)

Comprising an extensive range of contemporary high gloss kitchen units, both wall and base, with stone-effect work surfaces, drawers and cupboards under, a deep inset sink with Quooker instant hot water tap over, an inset four-ring halogen hob with concealed fan unit over, integral Neff appliances include a fridge and freezer, oven and grill combination unit, microwave oven, dishwasher, and washer/dryer, complementary tiled splashback, a high vaulted ceiling with original coving, a deep window recess with panelling and windows with lovely views, a pretty decorative fireplace with surround and mantle. an antique-style radiator, ample space for a dining table, timber-effect flooring, and a door leading into the Lounge/Dining Room.

## Bedroom One

20' 4" x 9' 11" (6.20m x 3.02m)

A splendid room with a high ceiling with original dentil coving, twin sash windows with lovely views, wall light points, and carpeted flooring.

## En-Suite Shower Room

Comprising a double-width shower cubicle with sliding shower screen door, thermostatic shower valve with handheld and overhead shower heads, an overhead extractor, recessed spotlight, mirrored wall cabinet, low-level dual flush WC, wash basin with cupboard under, complementary floor-to-ceiling wall tiling, a vertical chromed towel rail/radiator, and timber-effect flooring.

## Bedroom Two

12' 11" x 13' 10" (3.94m x 4.22m)

With a sash window with a lovely view, a high vaulted ceiling with original coving, vertical radiator, wall light points, carpeted flooring, and a door opening into a built-in boiler cupboard containing the gas-fired boiler for central heating and domestic hot water.





### Bathroom

A superbly finished bathroom with a contemporary white suite comprising a panel bath in a tiled surround with thermostatic shower valve and shower screen over, wash basin set in a vanity surround with a cupboard unit under, dual flush low level WC, vertical chromed towel rail/radiator, ceiling-mounted extractor, recessed ceiling spotlights, and timber-effect flooring.

### Outside

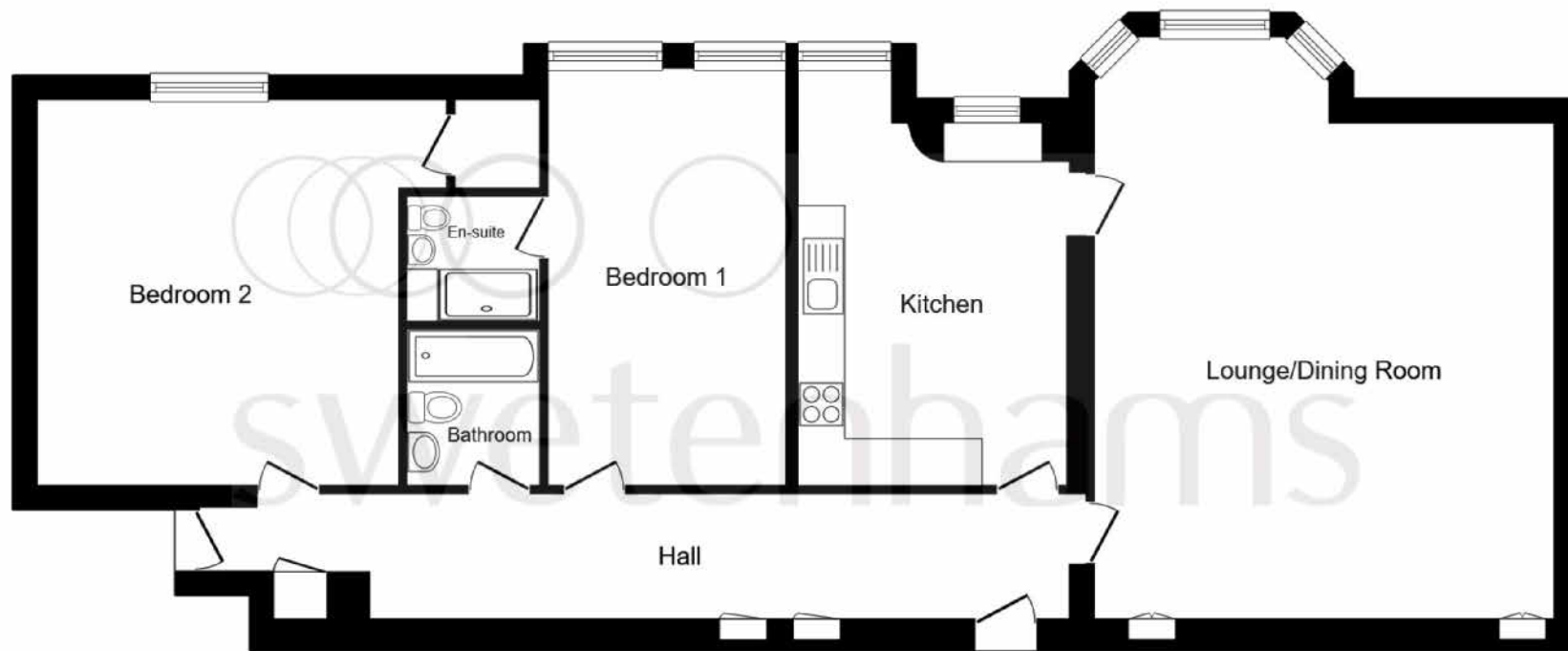
The gardens and grounds are beautifully landscaped and maintained and provide delightful and peaceful areas for sitting and walking. There are two allocated parking spaces near to the front door with a further allocated space in a secure car park, and a secure basement storage area accessed from the outside which has two allocated large secure shelved storage units and access to a lockable storage cage. There is a further storage area for bicycles.



### Backford Hall

was built in its current form in 1863 and since this date has had several different and varied uses. The Hall and grounds were purchased in 2014 for residential development. As part of the development, the Hall was sympathetically restored to its former glory into residential apartments in 2018.

The communal entrance hall and staircase are splendid, with a high vaulted atrium with stained glass windows. The hall stands as a centrepiece for this impressive development and there are stunning communal park gardens.



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

# 11 Backford Hall

This spectacular first floor apartment is redolent of the style and historic past of this important and impressive building. With two double bedrooms with one ensuite, a huge and glorious sitting/dining room and a superbly appointed kitchen, the apartment boasts high vaulted ceilings with dentil coving, mullioned windows with original shutters, moulded fireplaces and gorgeous views. Council Tax Band: E

Asking Price

**£475,000**

- Spectacular 1st Floor Apartment with 2 Double Bedrooms
- A Superbly Finished Bathroom plus En-Suite Shower Room
- A Huge and Glorious Lounge/Dining Room and a Beautifully Appointed Kitchen
- 3 Allocated Parking Spaces + Visitor Parking

Tenure: Leasehold

EPC Rating: C



To find out more information or to arrange a viewing call

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