



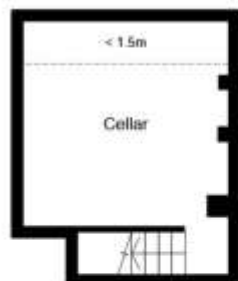
**Old Horse & Jockey, Hawarden Road, Penymynydd, Chester CH4 0NA**

***welcome to***

**Old Horse & Jockey, Hawarden Road, Penymynydd, Chester**

Formerly a coaching inn, this interesting detached period home offering considerable potential and spacious accommodation lies on the periphery of a popular village location, close to local amenities and transport links.





**Cellar**



**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 Hall

A uPVC double glazed front door opens into the Entrance Hall, with stripped timber flooring, trap door leading to the cellar, uPVC double glazed patio doors with steps leading down to the rear garden and parking area, staircase rising to the first floor landing, and doors leading into the Cloakroom/WC, Dining Room and Kitchen.

### Cloakroom/WC

Comprising a low-level WC, wash basin set in a vanity surround with cupboard under, and part wall panelling.

### Dining Room

13' 2" x 12' 5" ( 4.01m x 3.78m )

With part wall panelling, a uPVC double glazed window to the front elevation with radiator under, timber-effect flooring, a central chimney breast with exposed brick and timber beam inset, tiled hearth, and twin doors with frosted panel inserts leading into the Lounge.

### Lounge

14' 11" x 12' 8" ( 4.55m x 3.86m )

With a uPVC double glazed window to the front elevation with radiator under, timber-effect flooring, coved ceiling, deep skirting boards, part wall panelling, a central chimney breast with exposed brick reveals and brick arch, tiled hearth, and fitted cast-iron stove.

### Kitchen

13' 7" x 10' 3" ( 4.14m x 3.12m )

Comprising a range of painted finish kitchen units, both wall and base, extensive work surfaces with drawers and cupboards under, inset one and a half bowl sink and drainer unit with mixer tap over, a uPVC double glazed window with views over the rear garden, space for appliances, a chimney breast with timber beam over and recess suited for a range

cooker - one of the units adjacent to the chimney breast contains a wall-mounted Vaillant gas-fired boiler for central heating and domestic hot water (we cannot attest to its functionality), timber-effect flooring, and a vertical radiator.

### Cellar

152.8 sq. ft. in area (14.2 sq. m.)

### First Floor Landing

Stairs leading up from the ground floor, a window to the side elevation and doors leading to all bedrooms and the bathroom.

### Bedroom One

11' 5" x 10' 7" ( 3.48m x 3.23m )

With a uPVC double glazed window with views over the rear garden, folding doors leading into the en-suite shower room, and timber-effect flooring.

### En-Suite Shower Room

Comprising a corner fitted shower cubicle with electric shower, wash basin, WC, and a frosted double glazed window to the rear elevation.

### Bedroom Two

14' 11" x 12' 6" ( 4.55m x 3.81m )

With two uPVC double glazed windows to the front elevation with views over the road to farmland beyond, and a radiator.

### Bedroom Three

13' 1" x 12' 6" ( 3.99m x 3.81m )

With a uPVC double glazed window to the front elevation with radiator under, with view across the road to farmland.

### Bathroom

Comprising a spa bath with mixer tap and shower attachment, a wet room style shower enclosure with glazed screen and thermostatic shower valve, wash basin set in a vanity surround with cupboards under and further storage units to match, low level WC, a wall-mounted mirror, vertical chromed towel rail/radiator, tiled floor and contrasting floor-to-ceiling wall tiling, ceiling spotlights, and a frosted double glazed window to the rear elevation.

### Externally

The property is set back from the road via a wide grass verge and a driveway which is partly shared, leading to a private driveway and gated access to a parking and turning area. To the rear of the house is a gravel and tarmacadam parking and turning area, a shaped lawn, storage shed, all bounded by hedging and timber fencing.

### Workshop/Store

Adjacent to the house and connected is a three-quarter height workshop and store area with uPVC double glazed windows to the side and rear elevations, a timber frame door, and a staircase leading to a mezzanine deck. Dimensions to be confirmed.

### Disclaimer:

Please note that all services/appliances have not and will not be tested.



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welcome to

## Old Horse & Jockey, Hawarden Road, Penymynydd, Chester

- Considerable Potential and Spacious Accommodation
- 3-Bedroom Detached Property
- Former Coaching Inn
- Village Location
- Good Transport Links
- Rear Garden
- Driveway Parking

Tenure: Freehold EPC Rating: D Council Tax Band: D

**£240,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Please note the marker reflects the  
postcode not the actual property

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