

# Town & Country

Estate & Letting Agents

Lower Mountain Road, Chester

£900,000



THIS PROPERTY IS ALSO AVAILABLE WITHOUT LAND FOR THE COST OF £750,000. FOR MORE INFORMATION PLEASE READ OUR OTHER LISTING OR CONTACT US ON 01244 403 900.

Located within the most beautiful, idyllic rural setting with far-reaching views over surrounding farmland and towards Chester and The Cheshire Plains. Four Oaks itself is an impressive, detached residence set within its own established grounds, with 13 acres of land currently utilised as equestrian centre, with stabling and its own separate access off Lower Mountain Road. The subject property itself comprises an inviting and spacious entrance hall, sitting room, dining room, study, kitchen, utility room and boot room and the first floor landing offers access to the family bathroom, four generous size bedrooms, the principle of which has an ensuite wet room.

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## DESCRIPTION

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## LOCATION

Penyffordd is a popular residential village benefitting from great travel links to Chester, Wrexham, Mold and major roads linking to the M56. 5 miles from Mold, 7 Miles from Chester and 2.3 Miles from Broughton Shopping Park, the village provides a small number of shops serving daily needs including; a pharmacy, Spar with post office, Coop, barbers, hairdressers, takeaways, mechanics garage, 2 pubs, a local super school and numerous modern parks. Benefitting from beautiful scenery which provides picturesque views whilst horse riding, walking or cycling, the location is second to none for anyone who wants easy access to major towns or Chester City Centre, without being right in the hustle and bustle. The property is within easy reach of schools such as Kings, Queens, Moreton Hall and Ruthin as well as being in the catchment area for Castell Alun.

## DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street. turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, at the roundabout, take the 1st exit onto Wrexham Road./A483, at the roundabout, take the 2nd exit and stay on Wrexham Road./A483, at the roundabout, take the 2nd exit and stay on Wrexham Road./A483, at Post House Roundabout/Wrexham Road Interchange, take the 3rd exit onto the A55 slip road to A494/Conwy/Mold, merge onto N Wales Expy/A55, at junction 36, take the A5104 exit to Pen-y-ffordd, at the roundabout, take the 2nd exit onto Mold Road/A5104, continue to follow A5104, turn left onto Chester Road, turn left onto Lower Mountain Road. The destination will be on the left.



## ENTRANCE HALL

19'0" x 5'4"

The property is entered through a UPVC front door with leaded glass side panels which opens to an inviting entrance hall, with a radiator, stairs off rising to the first floor accommodation and doors off to the study, sitting room, dining room, kitchen and cloakroom WC.

## CLOAKROOM WC

Installed with a low-level WC, pedestal, wash hand basin, radiator, partially tiled walls and extractor fan.



## STUDY

11'10" x 9'9"

With two windows facing the front elevation and a radiator.



**DINING ROOM**

14'10" x 10'4"

And with timber laminate flooring, radiator, two windows facing the rear elevation and with double glazed French doors off, opening to the side covered patio.



**SITTING ROOM**

19'6 x 11'10

Having two windows facing the front elevation and having two radiators, a central marble hearth with Adam style surround, housing an electric fire. Double glazed French doors off opening to the side covered patio area.





## KITCHEN

15'0" x 12'8" max

The kitchen is installed with a range of wall, base and drawer units with ample work surface space with a breakfast bar, housing a resin 1 1/2 bowl sink unit with mixer tap and tiled splashback's. Integrated appliances include a stainless steel oven hob and extractor hood and fridge, there is space and plumbing for a dishwasher. The flooring is ceramic tiled. There are two windows facing the rear elevation and two windows facing the side elevation.



## BOOT ROOM

With a ceramic tiled floor, under stairs cupboard and radiator.

## UTILITY

11'7" x 9'6"

Ceramic tiled flooring, a radiator and a fitted base unit and work surface housing, a stainless steel twin bowl sink unit with mixer tap. Two windows face the rear elevation and a double glazed back door opens to the side elevation of the property.



## FIRST FLOOR LANDING

With a window facing the side elevation, a banister and spindles balustrades, access to the loft and a built in store cupboard. Doors off open to all four bedrooms and into the bathroom.



## PRINCIPAL BEDROOM

20'11" x 10'4" max

The principal bedroom is fitted with a range of wardrobes with luggage cupboards above, fitted bedside cabinets and dressing table. Three windows facing the rear elevation, framing those beautiful views, and there is a radiator. An internal door off opens to the ensuite wet room.



## ENSUITE

Installed with a dual flush, low-level WC, corner wash hand basin with mixer tap and a wall mounted thermostatic shower with wall panelling. A radiator, extractor fan, two opaque windows to the rear elevation and one opaque window to the side elevation.



## BEDROOM THREE

15'0" x 9'11"

Also, with two windows facing the front elevation and having a radiator and built in wardrobe.



## BEDROOM TWO

15'3" x 9'10"

Having two windows facing the front elevation and a radiator.



## BEDROOM FOUR

12'0" x 7'4"

With a window to the side elevation, radiator, and built in wardrobe.



### FAMILY BATHROOM

Installed with a white, contemporary three-piece suite, comprising a panelled bath with mixer tap, electric shower and screen above, a dual flush, low-level WC, pedestal, wash hand basin with mixer tap, radiator, partially tiled walls, extractor fan and then an opaque window facing the side elevation.

### DETACHED DOUBLE GARAGE

A detached, brick built, double garage with a pitched roof, two single garage doors to the front, a timber side access door, double glazed window to the side and having power and light.



### FRONT GARDEN

The property itself is accessed through a timber farmhouse gate, which opens to a driveway leading to the property and providing parking and turning in front of a detached garage. The gardens themselves are laid to lawn with a plethora of mature plants, shrubs and trees and timber gated side access leading to the surrounding land included with the property. To the side of the property is a paved patio area with a covered canopy and brick barbecue, along with outside lighting.



### REAR GARDEN

Directly to the rear and side of the property is a patterned concrete, low maintenance area, enclosed by hedging. With gated access to the side garden and gated access leading to the stables and land positioned to the rear.





## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band: G £3177

## MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

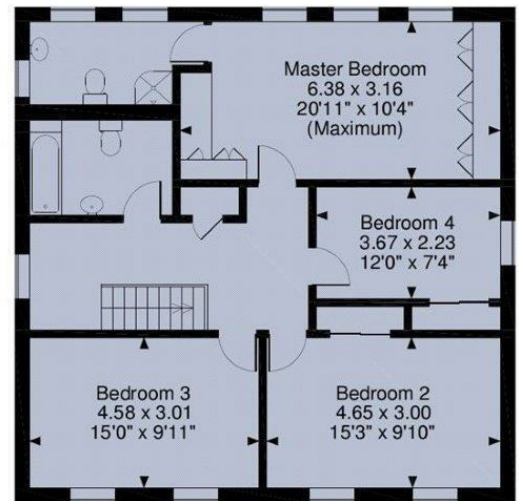
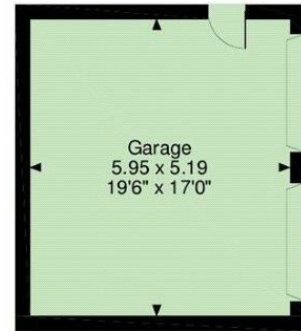
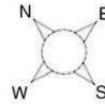
## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

**Four Oaks, Lower Mountain Road, Chester**  
**Approximate Gross Internal Area**  
**Main House = 1986 Sq Ft/185 Sq M**  
**Garage = 332 Sq Ft/31 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	63
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	