



Elmwood
Eccleston | Chester | CH4 9JN

ELMWOOD



A beautifully styled and superbly presented family home in one of Chester's most desirable villages, featuring a flexible annexe, exquisite gardens, and excellent access to top schools and key commuter routes.



STEP INSIDE

Ground Floor

Internally, the home is presented to a very high standard, creating spaces that feel inviting, practical, and family-ready. The light-filled hallway, with original herringbone parquet flooring and a cast-iron radiator, sets the tone, leading into two elegant reception rooms—both with bay windows, hand-crafted fireplaces, and Clearview wood-burning stoves. The bespoke country kitchen is the heart of the home, complete with a four-oven Aga, integrated appliances, hand-finished tiles, high-quality cabinetry, and space for relaxed family dining. A conservatory flows from the kitchen, extending the living space and offering glorious views of the garden and far-reaching countryside.

Elmwood is a home where lifestyle, location, and presentation come together beautifully. Behind its handsome 1930s red-brick façade lies a property full of charm, light, and elegance. Professionally finished, it is ready to welcome its next family. From the original features and restored cast-iron fireplaces to the hand-rolled plastered ceilings and bird's beak plastered corners, it's clear that the current owners have worked with some of the best local craftsmen to restore their home to a very high standard.







SELLER INSIGHT

“Tucked away in a peaceful, elevated position just moments from the heart of Chester, Elmwood is a hidden gem that offers a rare blend of seclusion, scenic beauty, and thoughtful design. Set against the picturesque backdrop of the Duke’s estate, this exceptional home has been lovingly restored and reimagined over the past 22 years by its current owners, creating a truly special place to live.

“This has been our fabulous family home for the past 22 years,” the owners share. “What makes it so unique is the hidden ‘wow’—the sense of privacy and the sweeping views that unfold the moment you step inside.”

The main house has been meticulously restored with the help of skilled local craftsmen, combining period charm with contemporary comfort. From elegant finishes to authentic detailing, every element reflects a deep respect for the home’s original character.

The former coach house, once a simple outbuilding, has been transformed into beautifully flexible spaces that can adapt to changing family needs. “Over time, we’ve sympathetically redeveloped the original coach house into the well-designed, versatile rooms we have today,” they explain.

Outside, the grounds are equally impressive. “We were fortunate to be able to create the gardens from a blank canvas,” the owners recall. “They’ve matured into a lovely, private setting with space to enjoy every part of the day.” Whether it’s morning coffee on the terrace or a quiet evening in a secluded corner, the gardens provide a serene and ever-changing backdrop to daily life.

Proximity to Chester adds yet another layer of appeal. “Being so close to the city while feeling tucked away in a private setting has been a rare combination—and one we truly treasure,” they say.

Elmwood is more than a home—it’s a thoughtfully curated lifestyle, wrapped in natural beauty and timeless charm.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







First Floor

With four bedrooms in the main house, including a principal suite with a Juliet balcony and panoramic rural views, Elmwood is perfectly suited to growing families or those looking for adaptable space.

One of the four bedrooms is currently configured as a bespoke library, fitted with handcrafted shelving and ideal as a reading room or nursery.







STEP OUTSIDE

Approached via electric gates, Elmwood is framed by mature shrubs and fruit trees that provide colour and texture year-round. It offers generous parking, manicured lawns, a charming summerhouse, and a Gabriel Ash greenhouse.

A detached garage, fitted with electric doors and a ceramic tiled floor, along with a separate workshop, further enhances the property's practical appeal.









The Annexe

A true highlight of Elmwood is its self-contained annexe—a beautifully finished space that opens up a wealth of opportunities:

- Independent living for a family member or nanny
- Second income as an Airbnb or serviced accommodation, with annual income estimated at £27,000
- High-end home office, consulting suite, or creative studio
- Potential for long-term let or two-bedroom conversion (STPP)

Boasting its own kitchen, sitting room with log burner, office, and a spacious upstairs principal bedroom with en suite, the annexe offers all the comfort of a separate dwelling without compromising the overall integrity of the home.









LOCATION

Eccleston Village – an idyllic rural gem just minutes away. While Elmwood enjoys a peaceful and private setting, its location also offers outstanding access to a wide range of destinations and amenities:

- The King's School, Chester – approx. 1.6 miles
- Chester Business Park – approx. 1.0 mile
- Chester city centre – approx. 3.5 miles
- North and Mid-Wales – easily reached for weekend relaxing getaways
- M53 and M56 motorways – seamless routes to Manchester, Liverpool, and beyond



For those who value both connectivity and lifestyle, Elmwood's location is a standout. Within a short drive, you'll find:

- The Grosvenor Pulford Hotel & Spa – a luxurious local favourite for dining, leisure, and wellbeing
- The Grosvenor Garden Centre – perfect for coffee, gifts, and garden inspiration
- Eccleston Ferry – offering open water swimming and riverside walks
- The scenic Duke of Westminster's Eaton Estate – ideal for countryside walks, cycling, and a taste of the area's heritage

This enviable location ensures that, while you're surrounded by nature, convenience and culture are always close at hand—offering the very best of semi-rural living with city connectivity.

INFORMATION

Services, Utilities & Property Information

Mains water and electricity, oil central heating, and private sewerage plant

Mobile Phone Coverage - Mobile phone coverage checker - <https://www.signalchecker.co.uk/>

4G and 5G mobile signal is available in the area we advise you to check with your provider'

Broadband Availability – Ofcom Broadband checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Tenure – Freehold

Local Authority: West Cheshire & Chester

Council Tax Band:F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number: 01244 478 630

Website

For more information visit F&C Microsite Address: <https://www.fineandcountry.co.uk/chester-nantwich-and-tarporley-estate-agents>

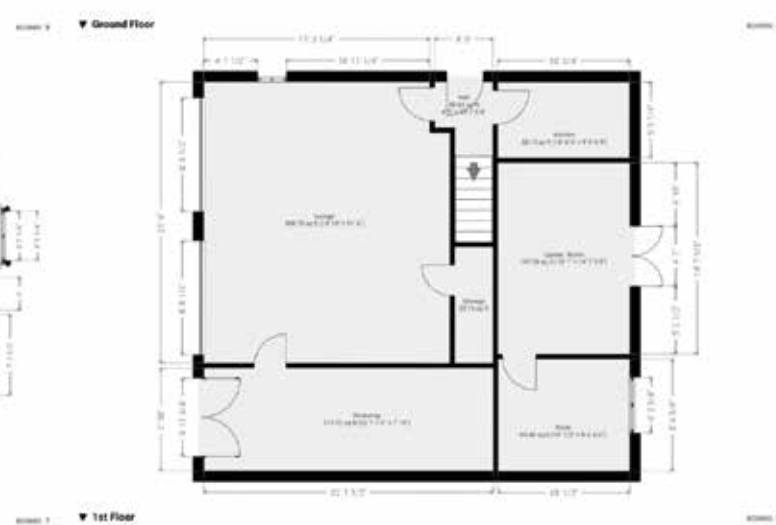
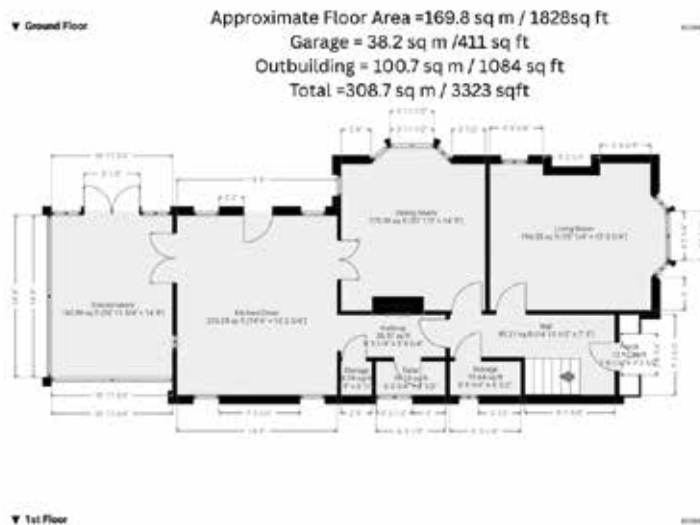
Opening Hours:

Monday to Friday 9.00 am–5.30 pm

Saturday 9.00 am–4.30 pm

Sunday By appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	71 C
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



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Welcome to a journey where exceptional service meets unparalleled real estate expertise. I'm Richard Hughes, your local Fine & Country estate agent specialising in the picturesque areas of Chester, Tarporley, Nantwich, Malpas, Whitchurch and the wider North West. With over 20 years in property development alongside 28 years in the financial services industry, I bring a wealth of experience and a personal touch to every client's property journey.

As a devoted family man, I understand the importance of finding not just a house, but a home. My experiences with my own family have shaped my approach to real estate, allowing me to appreciate the personal and emotional significance of each transaction. Whether you're buying your first home, moving your family to a new space, or investing in a second property, I guide you through every step with the care and attention I would want for my own family. Having developed and sold multiple properties across Cheshire, North Yorkshire, the Wirral, and even Ontario Canada, I combine my personal and professional experiences to help clients make informed, confident decisions.

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