

CHANGING HOME



Filkins Lane | Boughton | Chester | CH3 5EP

Offers Over £550,000

1 The Manor House is a substantial Grade II listed four double bedroom family residence in the heart of Boughton. Packed with original character features the property has vast potential for a Buyer to create into a incredible home. With a large rear garden and driveway parking for several cars. Gas central heating. NO ONWARD CHAIN. Internal viewing essential.

Property Description

PROPERTY DETAILS

This grand and imposing property is believed to date from the 18th Century with alterations carried out around 1800. It is a Grade II listed building. The property itself is packed with character features including ceiling cornices, substantial multi-paned doors, high ceilings, multipaned sash windows and a superb dogleg oak staircase. The reception rooms and bedrooms are all very spacious. In addition there is a large cellar, a good sized drive to the front and a big rear garden.

LOCATION

The property is set in the heart of very popular Boughton. There are shops, restaurants and pubs close at hand. Access to the main A55 is simple and Chester City Centre is within walking distance. The property is within catchment to excellent schools.

HALL

Accessed via steps to a partly glazed timber front door. Large L shaped hallway with polished timber floorboards, ceiling cornice and 2 radiators. A stunning oak doglegged staircase leads to the first floor.

LIVING ROOM

16' 11" x 16' 4" (5.16m x 4.98m) A spacious main reception. With two sash windows to the front. A cast iron fireplace, ceiling cornice, radiator and picture rail.

DINING ROOM

15' 6" x 12' 4" (4.72m x 3.76m) plus doorway. With radiator, ceiling cornice and picture rail. UPVC double glazed French windows to the rear garden.

BREAKFAST ROOM

13' 4" x 12' 3" (4.06m x 3.73m) plus doorway. With a ceiling cornice, timber floor and picture rail. UPVC double glazed French doors to the rear garden. Aga, radiator and airing cupboard.

KITCHEN

9' 6" x 5' 0" (2.9m x 1.52m) With fitted floor and wall units. Stainless steel sink unit. Ceramic hob with extractor above and oven below. Space for a washing machine and dishwasher. Quarry tiled floor and partly tiled walls. UPVC double glazed window.

SHOWER ROOM

With a tiled shower cubicle, WC and wash hand basin. Window to the front. Timber floor and radiator.



LANDING

12' 10" x 13' 3" (3.91m x 4.04m) A light spacious landing with a sash window on the half window. Radiator and ceiling cornice.

BEDROOM 1

16' 5" x 16' 4" (5m x 4.98m) With two sash windows to the front, ceiling cornice and picture rail. Radiator and feature fireplace.

EN-SUITE

9' 1" x 6' 5" (2.77m x 1.96m) With a white suite of a WC, wash hand basin and panelled bath. Radiator, tiled floor and tiled walls. Sash window.

BEDROOM 2

16' 6" x 13' 5" (5.03m x 4.09m) With a sash window, radiator, picture rail and ceiling cornice. Wash hand basin on vanity unit.

BEDROOM 3

16' 7" x 12' 1" (5.05m x 3.68m) With a sash window and radiator. Feature cast iron fireplace and ceiling cornice. Fitted cupboard and shelves.

BATHROOM

9' 2" x 9' 7" (2.79m x 2.92m) With white WC, wash hand basin and bath. Timber floor, fitted store cupboard, radiator and picture rail.

UPPER LANDING/OFFICE

13' 3" x 12' 10" (4.04m x 3.91m) With a roof window, radiator and eaves storage.

BEDROOM 4

12' 7" x 13' 4" (3.84m x 4.06m) With views to the Welsh Hills. Radiator, wash hand basin and eaves storage.

CELLAR

The cellar is accessed via steps from the Hall with a door allowing access to the side of the property. The Cellar itself is extensive and very useable being split into various parts and having power and light.

OUTSIDE

To the front is a gravel driveway to provide ample parking. The drive extends along the side with a gate giving access to a large rear garden with a patio, lawn and graveled area. The garden has a plethora of mature trees, plants, flowers and shrubs. Outside tap.





Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

40 Lower Bridge Street
Chester
Cheshire
CH1 1RS

www.changing-home.co.uk
jeremy@changing-home.co.uk
01244 345664

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements