



Ashton Hayes, Nr. Chester





# Ivy Bank, Church Road, Ashton Hayes, Nr Chester, CH3 8AB

Centrally positioned within Ashton Hayes village and set within large secluded gardens, this Victorian four bedroom semi detached property and offers prospective purchasers the opportunity to reconfigure, modernise, and potentially extend the property if desired to create a stunning family home set within the villages conservation area.

- Entrance Hall, 8m open plan Living Dining Room with log burner, Sitting Room, Kitchen with Utility off giving access to a Shower/Cloakroom, Lean-to Porch.
- Four Bedrooms, Bathroom.
- Large secluded gardens which are principally laid to lawn incorporating stocked borders, vehicular access to gravelled parking area at the rear.

## Location

The property is situated in the popular village of Ashton Hayes which provides a well-supplied village shop/post office for everyday purposes with the larger villages of Kelsall and Tarvin within just 2 miles drive providing a larger choice of local shops including "Duttons" a highly regarded local butchers in Kelsall, alternatively Tarporley and Chester are both 7 miles drive. Ashton Hayes village provides a good primary school and children's nursery with secondary education in Tarporley or Christleton, for those looking for outdoor pursuits local walks can be found along the footpaths and nearby Delamere Forest with Rugby, Football, Hockey, Cricket, squash, Tennis and a number of Golf Clubs all within a 15 Minute drive. Tarvin 2 Miles, Kelsall 2 Miles, Tarporley 7 Miles, Chester 7 Miles.

## Accommodation

A glazed panelled front door opens to an enclosed entrance porch which in turn gives access to the Reception Hall with 8m open plan Living/Dining Room off and an adjacent Sitting Room/Study. The open plan Living/Dining Room was formerly two rooms and provides a **Living Area 3.9m x 3.3m** this has a bay window overlooking the front garden and a central fireplace incorporating a log burning stove. The Dining Area 3.7m x 3.3m overlooks the rear garden and has a glazed panelled door opening onto the side garden, there is also a communicating door with the kitchen. The versatile **Sitting Room/Study 3.9m x 2.8m** overlooks the front garden.



The **Kitchen 3.9m x 3.7m** is situated at the rear of the property and fitted with wall and floor cupboards. Although functional it is likely that prospective purchasers would look to update the kitchen with modern units as part of their improvement scheme. A work surface incorporates a one and half bowl sink unit and drainer, there is an understairs storage cupboard and doorway giving access to a Lean-to Rear Porch. The **Utility Room** gives access to a relatively recently modernised Shower/Cloakroom which includes a pedestal wash hand basin, low level WC and heated towel rail.

To the first floor there are four bedrooms and a bathroom.

**Bedroom One 4.2m x 3.3m** overlooks the front garden and has a large walk in storage cupboard/wardrobe. **Bedroom Two 4.2m x 2.8m** also overlooks the front. **Bedroom Three 3.7m x 3.3m** overlooks the side and rear garden. **Bedroom four 3.7m x 2.1m** overlooks the rear garden and has a cupboard incorporating the gas fired central heating boiler. The **Bathroom** is fitted with a panelled bath, pedestal wash hand basin and low level WC.

#### Externally

The property is situated within a generous garden plot which is principally laid to lawn incorporating stocked borders and extends to front, side and rear. It should also be noted that the gardens are particularly private for a village centre property. There is a brick built garden implement store 3.5m x 1.5m (in need of renovation). Vehicular access is available off West End via a shared driveway which is initially owned by the neighbouring property. Ivy Bank enjoys full access rights the shared driveway leads to a gravelled parking area within the rear gardens.

#### Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

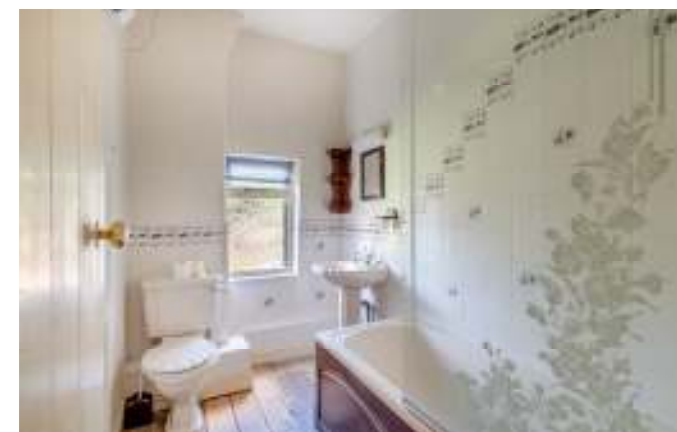
#### Viewing

Viewing via Cheshire Lamont Tarporley office.

#### Directions

##### What3words : [linked.lifts.streetcar](#)

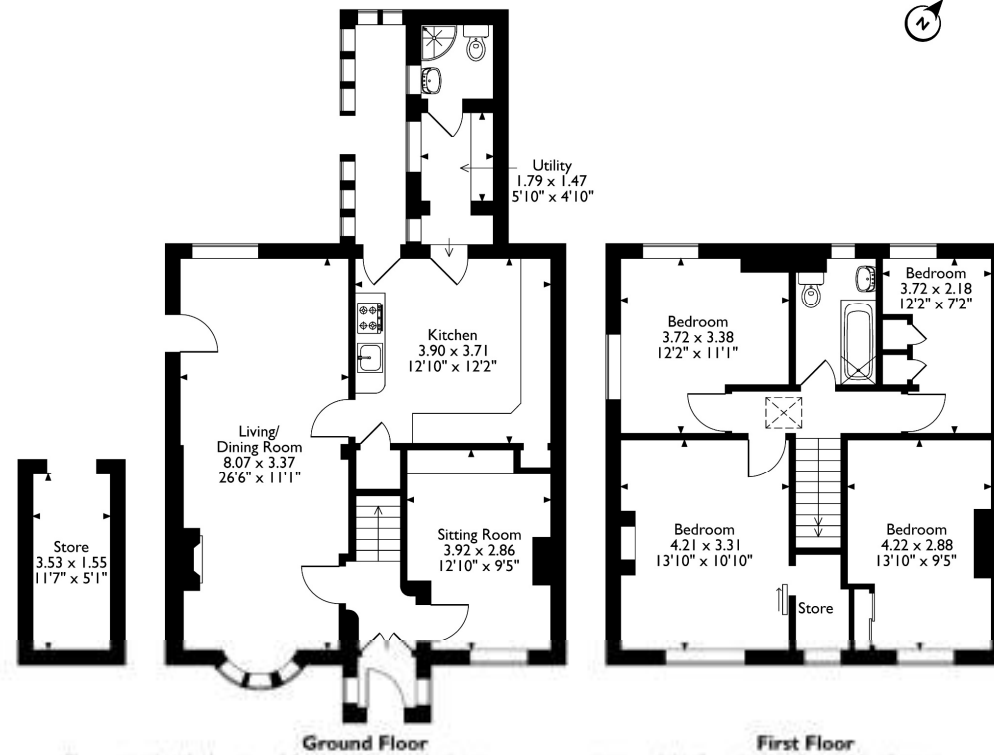
From Tarvin head towards Northwich on the A56 Chester Road for approximately 1 miles turning left onto the B5393 Ashton Road signposted Ashton and Frodsham. Proceed into the village of Ashton Hayes and at the 'S' bends around the Golden Lion Public House the property will be found immediately after on the left hand side.



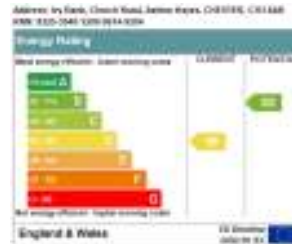




Approximate Gross Internal Area  
 Main House = 1410 sqft/131 sqm  
 Outbuilding = 54 sqft/5 sqm  
 Total = 1464 sqft/136 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustration purposes only. Unauthorised reproduction is prohibited.



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