



Overton Road, Bangor on Dee

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Althrey Cottage

Overton Road, Bangor on Dee, LL13 0DA

A charming and well-proportioned Detached Four Bedroom Family Home situated within attractive gardens and grounds, extending to approximately 0.75 of an acre with delightful rural views beyond. Conveniently situated within $\frac{3}{4}$ mile of Bangor on Dee, the property benefits from planning permission for extension and conversion of the single storey outbuilding to create a two-bedroom self-contained annexe.

- **Reception Hall** with feature galleried landing above, well-proportioned **Living Room** with log burner, spacious **Dining Room** open plan to **Kitchen Breakfast Room** (which benefits from planning consent for extension), **Utility Room, Cloakroom.**
- **Large Master Bedroom Suite** including **Dressing Room and En-suite Bathroom**, a further **Three Double Bedrooms** and **Two Bath/Shower Rooms.**
- Substantial brick-built outbuildings providing **Double Garage, Home Office, Workshop, Tractor/Store and Bike Store.**
- Surrounded by delightful countryside and set within gardens and grounds extending to approx. 0.75 of an acre.

Location

The property is situated adjacent to the National Hunt Racecourse at Bangor on Dee and within $\frac{3}{4}$ mile of the Village of Overton, which can be accessed via delightful walks along the banks of the River Dee. The Village offers a range of amenities including a local shop, two pubs, a primary school, doctors and dentist with secondary schooling available at Penley, plus independent schools such as Ellesmere College, Moreton Hall and various private schools in Chester. There are extensive shopping facilities and various national supermarkets in Wrexham 6.5 miles.

Accommodation

A solid timber front door opens to the front porch, this is finished with an oak floor which continues into a stunning central **Reception Hall 3.6m x 3.2m**, features include an oak detailed staircase rising to the first floor which opens onto a galleried landing with vaulted ceiling. Glazed panel double doors provide attractive views via the **Dining Room** to the rear garden and countryside beyond.



The well-proportioned **Living Room 7.2m x 3.9m** includes an inglenook style fireplace fitted with a Clearview log burning stove and glazed sliding door open onto the rear garden with stunning views beyond. There is a spacious **Dining Room 5.4m x 3.2m**, this is open plan to the **Kitchen Breakfast Room 4.6m x 4.2m** which benefits from planning permission for further extension if desired. The **Dining Room** comfortably accommodates an eight/ten-person dining table and larger if needed.

The garden can be accessed via glazed patio doors and a tiled floor continues seamlessly into the well-appointed **Kitchen Breakfast Room 4.6m x 4.2m**, this is extensively fitted with wall and floor cupboards complemented with granite work surfaces and matching centre island providing a breakfast bar. Appliances include a Rangemaster range cooker with five burner gas hob (LPG) and double oven with extractor above, dishwasher and an American style fridge freezer. A full-length glazed picture window and matching glazed sliding door open onto a sheltered patio area creating the perfect al fresco entertaining space with views over the garden and countryside beyond. Off the Kitchen there is a **Utility Room 2.9m x 1.8m** with second sink unit and space for a washing machine and tumble dryer beneath a timber work surface. The Utility Room gives access to a lean-to side **Entrance Porch** which includes fitted bench seating with hinged top for boots/shoe storage, there is also a **Cloakroom** to the ground floor fitted with a low-level WC and wash hand basin that can be accessed off the Inner Hallway.

The **Inner Hallway** also gives access to **Two Versatile Ground Floor Bedrooms** (previously utilised as a Study) which share a **Jack and Jill Ensuite Bathroom**.

Ground Floor Bedrooms

As mentioned earlier in the specification, bedrooms three and four are both on the ground floor, **Bedroom Three 4.1m x 3.3m** is a generous double providing ample space for freestanding wardrobes, **Bedroom Four** is a





slightly smaller **Double Bedroom 3.3m x 2.9m** (which was previously utilised as a Study). Both these bedrooms have access to the shared **Bathroom**, this is fitted with a freestanding roll top bath with mixer tap and handheld shower attachment, pedestal wash hand basin and WC.

First Floor Accommodation

The galleried first floor landing gives access to the **Master Bedroom Suite and Bedroom Two** which also benefits from an **En-suite Shower Room**. The **Master Bedroom Suite 7.3m x 7.1m** overall, includes a generous **Bedroom, Dressing Area, Walk-in Wardrobe and En-suite Bathroom**. The **Bedroom Area 4.5m x 3.9m** enjoys stunning views to the rear, off the Bedroom there is a large **Walk In Wardrobe 3.2m x 1.5m** as well as a spacious well-appointed **En-suite Bathroom 3.2m x 2.8m**, this is fitted with a panel bath, large shower facility with fixed walk around shower screen, wash hand basin, low level WC and two heated towel rails.



Bedroom Two 4.8m x 4.2m also offers stunning views to the rear and benefits from a number of built- in wardrobes and a well-appointed **Shower/Wet Room** including low level WC, wash hand basin and heated towel rail.

Externally

The property is accessed via a splayed brick entrance which leads onto a gravelled driveway which provides ample parking and turning space for a number of cars with an electric car charging point. The driveway leads to a large **Outbuilding/Former Stable Block** which benefits from planning consent to be converted to provide a two Bedroom annexe/guest suite extending to approximately 750 sq ft. The building currently provides a **Double Garage 6.2m x 5.4m, Workshop 3.8m x 3.3m, Home Office 3.6m, x 3.1m, Versatile Bike Store 3.8m x 2.1m,** Garden Implement/Tractor Mower Store 3.8m x 2.3m with a lean-to Log/Fuel Store and Bin Store 3.8m x 2.7m area beyond. The property sits nicely within its grounds extending to approximately 2/3rds of an acre in total and includes some shaped lawns complemented with well stocked borders. There is a part completed landscaping plan within the rear garden.

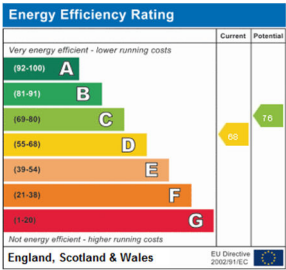
Tenure. Freehold

Services. Mains Water, Electricity, Oil Fired Central Heating, Septic Tank Drainage. Agents Note: The solar power system at Althrey, pays approx. £4,000 a year from EON Next until 2035. It was an early solar buy back agreement and essentially pays for all the oil, electricity and gas with a bit to spare.

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Planning Permissions

The property benefits from planning permission for a Kitchen Extension at the rear of the property to create a large open plan Kitchen Dining Family Room. Conversion of Garage and Outbuildings – planning permission has been granted to convert these building into a Self-Contained Annexe providing a large open plan Kitchen Dining/Living Room with two Double Bedrooms both En-suite.



N.B.

All external photography was taken in 2022 due to incomplete landscaping.

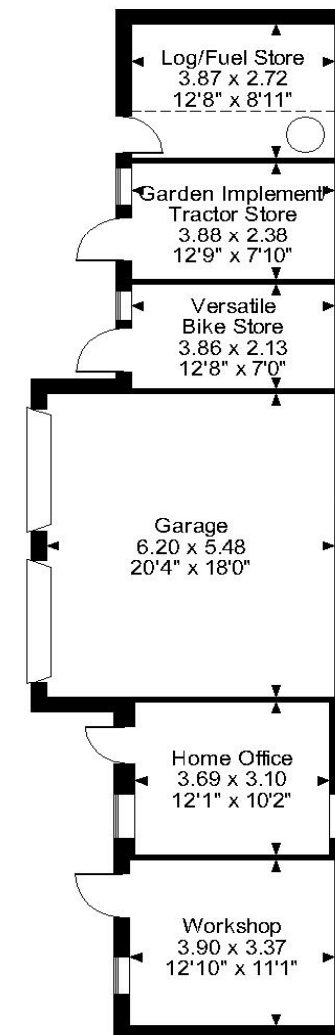
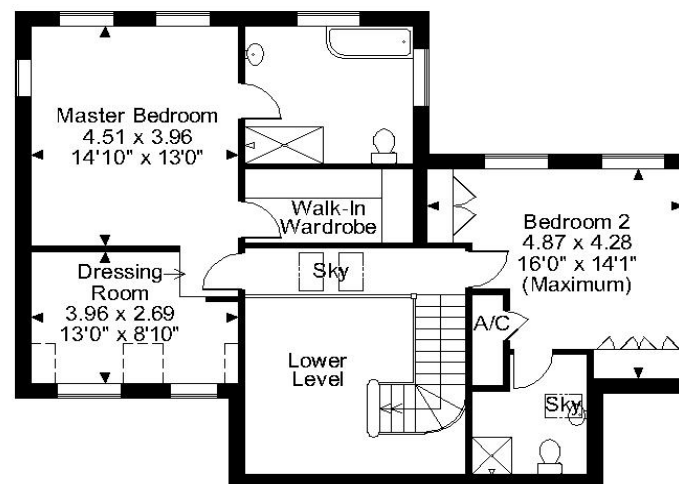
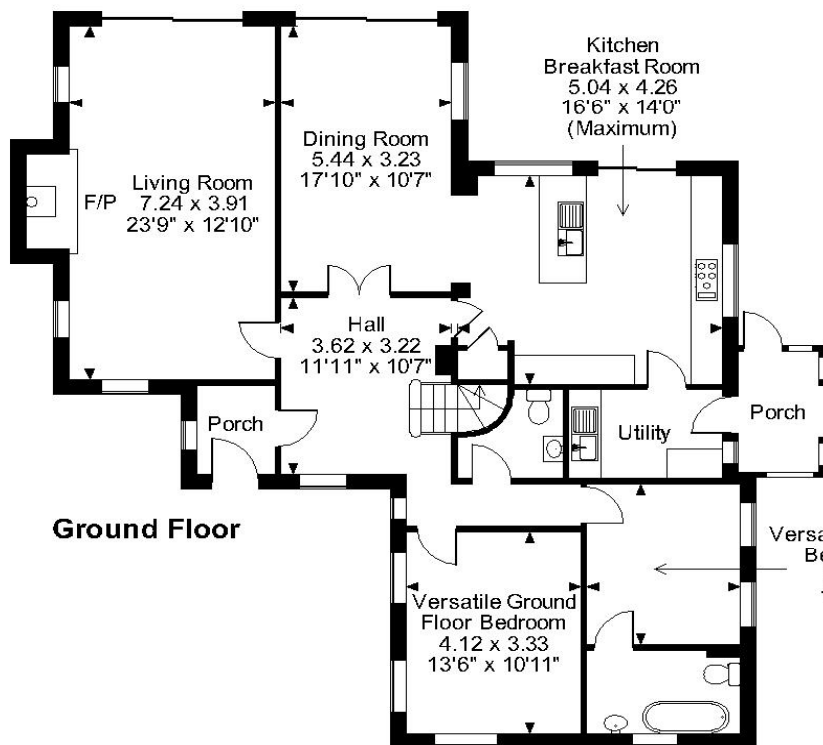
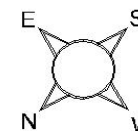
All internal photographs are current.

Approximate Gross Internal Area

Main House = 2168 Sq Ft/201 Sq M

Garage = 366 Sq Ft/34 Sq M

Outbuildings = 505 Sq Ft/47 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441