

3 Chester Road, Winsford, CW7 2NG

2 4 3

Unique Victorian home with Separate Commercial Premises, Salon and Large Workshop - Ideal Live/Work and entertaining opportunity.

If you've ever dreamed of running your own business without the expense of separate commercial premises, this unique property could be exactly what you've been searching for.

Currently arranged as a reception/waiting area, treatment room and shower/changing facilities, the commercial element provides an ideal environment for a wide range of businesses, including beauty, aesthetics, massage therapy, counselling, wellbeing services, personal training, consultancy, accountancy, design work or any profession requiring a dedicated client-facing space.

For established business owners looking to relocate, the opportunity to continue operating from home without sacrificing privacy is invaluable.

£290,000

LMS PROPERTY







LMS PROPERTY

Unique Victorian home with Separate Commercial Premises, Salon and Large Workshop - Ideal Live/Work and entertaining opportunity.

If you've ever dreamed of running your own business without the expense of separate commercial premises, this unique property could be exactly what you've been searching for.

Believed to date back approximately 150 years and formerly a village bakery, this characterful Victorian semi-detached property offers something rarely found in today's market: a comfortable family home combined with a completely separate business space, accessed independently from the front of the property.

Successfully used for over 30 years as a holistic therapy practice, the property also benefits from a generous plot and south-west facing garden, offering flexible living, business or investment potential in one of Winsford's sought after locations.

Currently arranged as a reception/waiting area, treatment room and shower/changing facilities, the commercial element provides an ideal environment for a wide range of businesses, including beauty, aesthetics, massage therapy, counselling, wellbeing services, personal training, consultancy, accountancy, design work or any profession requiring a dedicated client-facing space.

For established business owners looking to relocate, the opportunity to continue operating from home without sacrificing privacy is invaluable.

Equally, for those looking to launch a new venture, the infrastructure is already in place, eliminating many of the costs associated with leasing separate premises.

Importantly, the business accommodation remains entirely separate from the main residence, allowing clients and visitors to access the premises without entering the family home. Beyond the business element sits a surprisingly spacious and characterful home.

The principal accommodation offers generous living space, two double bedrooms, contemporary bathroom facilities and a layout that has evolved beautifully over time to suit modern living.

Outside, the property continues to impress with a south-west facing garden, extensive entertaining areas, timber workshop, covered seating area and a fully equipped outdoor kitchen complete with pizza oven and electric oven.

This is not simply a property purchase; it is an opportunity to create a lifestyle. Whether you are an established business owner, an entrepreneur seeking the perfect launch pad, or a buyer looking for multi-generational flexibility, few properties offer such a unique combination of home, work and future potential.

Lounge: 3.86m (12'8") x 4.78m (15'8")

A generous and characterful living room positioned towards the rear of the property, featuring attractive wooden ceiling beams and French doors opening directly onto the raised decking. The connection between the living room and garden makes this a wonderful space for both everyday living and entertaining.

Kitchen: 4.32m (14'2") x 2.87m (9'5")

A bright double-aspect kitchen with windows overlooking the garden. The kitchen combines modern practicality with features that sit comfortably within the character of the property, including wood effect worktops, ceramic induction hob, extractor and a distinctive eye level oven set within an attractive brick-built surround.

Dining Area: 1.80m (5'11") x 2.77m (9'1")

A charming dining room positioned with the heart of the home, with natural light from the adjoining covered walkway and three overhead skylights. The room provides a welcoming space for everyday dining and entertaining and flows naturally through to the main living accommodation

Downstairs Cloakroom:

Located just off the lounge and accessed via a small inner hallway with wall mounted coat hooks, the cloakroom is fitted with a low level WC with push button flush and a modern white high gloss vanity unit incorporating a hand wash basin with chrome mixer tap. The walls are fully tiled in white, complimented by a decorative band of red cube mosaic tiling.

Inner Hall / Versatile Reception Space: 2.34m (7'8") x 3.53m (11'7")

A surprisingly generous additional space within the main house, currently used by the owners as a yoga area. With windows overlooking the covered area, this versatile room could also provide useful space for relaxation, hobbies, exercise or home working.

Lower Landing / Study Area: 2.34m (7'8") x 2.64m (8'8")

A spacious lower landing currently used a home office, with natural light from the side elevation. The property's unusual split-level layout gives this area useful additional space beyond the two main bedrooms.

Master Bedroom: 4.29m (14'1") x 2.90m (9'6")

A well portioned double bedroom positioned at the front of the property, benefitting from a front-facing window that fills the room with natural light and provides an additional emergency escape route. The room offers ample space for a range of bedroom furniture.

Bedroom Two: 2.49m (8'2") x 3.17m (10'5")

A well-portioned double bedroom overlooking the read garden. Currently arranged with a double bed, the room benefits from a small walk-in wardrobe providing valuable additional storage

Family Bathroom:

Accessed from the split level lower landing, the family bathroom is modern in design and fitted with a white suite comprising a curved bath with shower over, corner low level W with push button flush and a vanity wash hand basin. The room is fully tiled and features a distinctive high level ceiling incorporating a Velux window, creating a bright and airy feel whilst also allowing or cleverly integrated storage. A further window to the side elevation provides additional natural light.

Reception / Retail Area: 4.29m (14'1") x 3.76m (12'4")

Positioned to the front of the property, this generous main reception/retail space benefits from a large bay window, filling the room with natural light and creating an inviting first impression.

Treatment Room: 4.29m (14'1") x 3.20m (10'6")

Located directly behind the reception area, this room offers peace and tranquility for its current use. Having a window to the rear elevation which also serves as a fire escape window and two smaller windows to the side elevation. Additional features are sink with running water, radiator and ceiling light point. This room also provides access to two further rooms, one being a shower room.

Shower Room:

A practical and well proportioned three piece shower room, comprising a corner shower cubicle with electric shower, a low level WC and a hand washbasin with a sleek chrome mixer tap. Finished with easy-care vinyl flooring, making it a functional yet comfortable space

Changing Room to Walk in Wardrobe: 1.12m (3'8") x 2.18m (7'2")

Having a light point, this room is currently used as a client changing area and leads onto the adjoining shower room/wc.

Bar/ Entertaining Space:

Whether its family, friends or just some quiet time for you away from the hustle and bustle of the main house, this space offers a sanctuary where you can sit, have a drink and watch TV. Having three fixed skylight windows for additional natural light, this self-contained bar and seating area is the ultimate hosting space.

A remarkable timber-clad extension offering a bar and seating area, workshop and dedicated potting/craft room, with cleverly concealed utility space hidden behind bespoke wooden doors, creating a seamless blend of lifestyle and practicality.

Workshop / Potting shed:

A truly distinctive feature of this property, this impressive covered area has been thoughtfully created by the current owner using beautifully crafted timber throughout. Adding further character is the delightful potting shed / craft room, constructed with attractive timber cladding and shelving, providing an ideal space for garden enthusiasts or creative hobbies.

Outdoor Dining & Entertaining Space:

Extensive decking creates a versatile space for outdoor dining and entertaining, complemented by a BBQ/Pizza Oven, while a pond and established planting add to the sense of privacy. The garden provides a wonderful setting for summer gatherings or simply relaxing at the end of the day

A private south-west facing garden arranged across two levels, with extensive decking, lawn, established planting and a pond. The mature planting creates a peaceful and secluded feel, with no overlooking properties while the elevated decking provides an ideal spot to enjoy the afternoon and evening sun.

Mixed Use Arrangement:

Given the age of the property, which dates back around 150 years, the building benefits from a long-established mixed-use arrangement. The current apportionment is understood to be approximately 80% residential and 20% business use, meaning both council tax and businesses rates are applicable. Buyers considering alternative configurations are advised to make their own enquiries with the local authority.



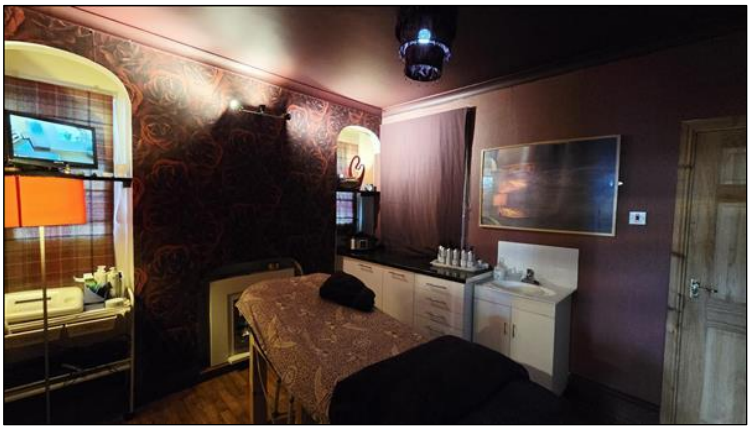







LMS PROPERTY

















LMS PROPERTY

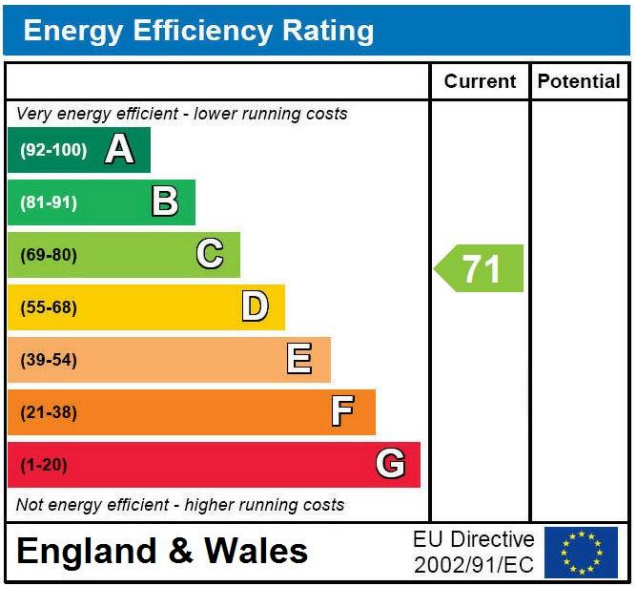


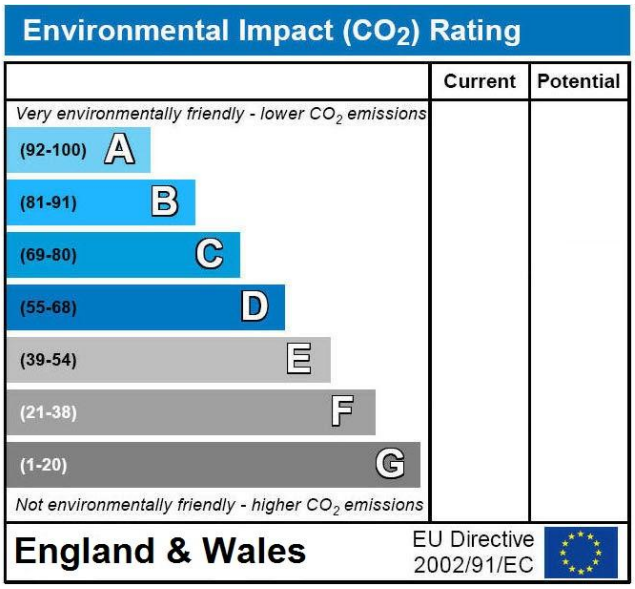






Energy Performance Certificate

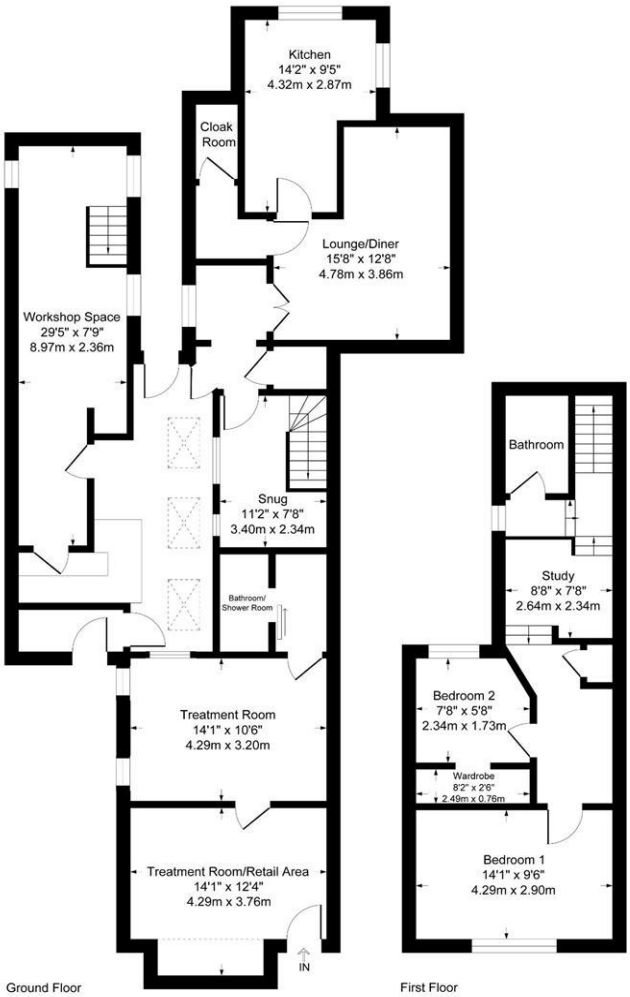




- £290,000 – A HOME WITH A DIFFERENCE
- 150-year-old Victorian character & former village bakery
- Two double bedrooms & unusually flexible living accommodation
- Private south/south-west facing garden with extensive decking & entertaining space
- Substantial separately accessed additional space
- Genuine live/work potential
- Large covered workshop/outbuilding with electricity & water
- Private driveway, exceptional flexibility & further potential subject to consents
- Prominent position on Chester Road, one of Winsford most desirable roads
- EPC Rating C
- Council Tax Band B

Floorplan

Approximate Gross Internal Area
1732 sq ft - 161 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

LMS Property, 376 High Street, Winsford, Cheshire, CW7 2DP
01606 594455 Sales@LMSproperty.co.uk