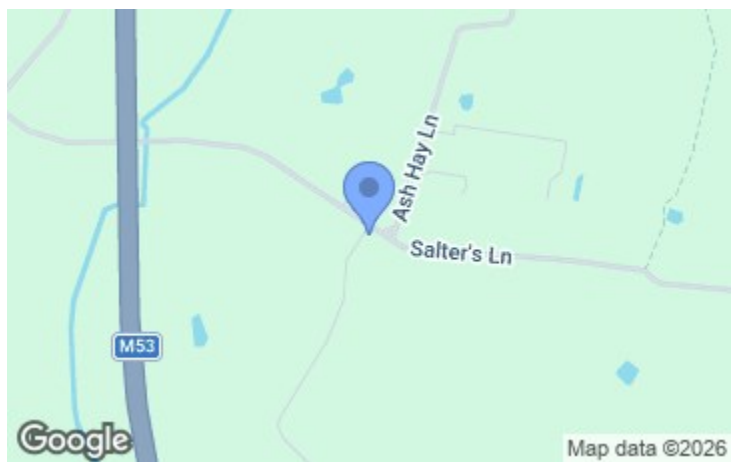




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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
59	73		
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

**Rose Cottage Picton Gorse Lane**  
 Picton, Chester,  
 CH2 4HA

**Guide Price**  
**£800,000**

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Set within a generous and idyllic plot in the sought-after village of Picton Gorse, this charming four bedroom house with an attached one bedroom annex, enjoys far-reaching views over open farmland. Bursting with character and warmth, the property beautifully blends traditional features with versatile modern living space. The heart of the home is an impressive open-plan kitchen diner, fitted with a range of farmhouse-style wall and base units and offering ample space for a large family dining table. A welcoming lounge provides a cosy retreat, complete with a feature fireplace and log burner. The sunroom to the rear offers a tranquil space to relax while taking in delightful views over the garden.

The main house offers four well-proportioned bedrooms, complemented by a family bathroom, utility room, and convenient downstairs WC. In addition, the property benefits from an attached granny annexe, ideal for multi-generational living or guest accommodation. The annexe features its own kitchenette, shower room, and a large bedroom, providing excellent flexibility. Character features are evident throughout the cottage to include exposed beam ceilings, and attractive quarry tiled flooring.

Externally, the property continues to impress with extensive gardens comprising a vast lawn, established trees, and well-stocked shrubs. There is also a dedicated allotment area, perfect for those with a passion for gardening or sustainable living. Ample off-road parking is available for multiple vehicles, along with a useful outhouse offering excellent storage solutions. This is a rare opportunity to acquire a truly charming rural home in a picturesque setting.



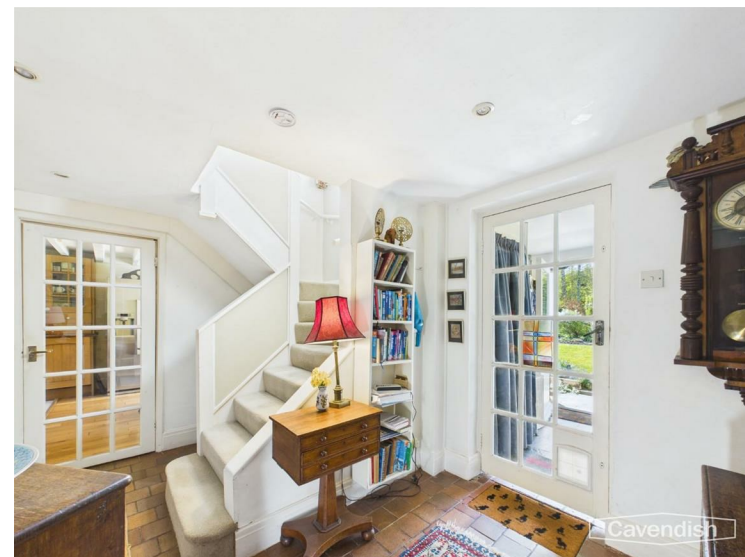
Location



Enjoying a peaceful and picturesque setting, Picton offers a wonderful rural lifestyle surrounded by open countryside and scenic farmland. The area is ideal for those who enjoy the outdoors, with a variety of nearby walking routes, bridleways, and country lanes perfect for exploring. Despite its tranquil feel, the property is conveniently located within easy reach of Upton, Chester, where a range of shops, amenities, and local services can be found. The historic Chester city centre is also just a short drive away, offering an excellent selection of retail, dining, and leisure facilities. For commuters, there is superb access to major motorway networks including the M53 and M56, providing links across the North West and beyond. This balance of countryside charm and connectivity makes Picton a highly desirable location for a range of buyers.

**Entry**  
0.82 x 1.57 m (2'8" x 5'1")  
The entry area is a small space by the front door, featuring a window and traditional wooden door with latch, offering character and a welcoming feel.

**Hallway**  
2.88 x 3.86 m (9'5" x 12'8")



The hallway offers a warm welcome with natural light and access to several

rooms. It features neutral decor and a mix of wooden and tiled flooring, with stairs leading to the upper floor.

**Lounge**  
5.16 x 3.95 m (16'11" x 12'11")



This charming lounge features a classic beamed ceiling and a cosy brick fireplace with a wood-burning stove, creating a warm and inviting atmosphere. Large windows flood the room with natural light and offer lovely views of the garden. The room is spacious enough for multiple seating arrangements, blending traditional character with comfort.

**Kitchen/Dining Room**  
5.17 x 3.22 m (16'11" x 10'6")



A spacious kitchen/dining room with exposed beams and a classic country style. It features ample wooden cabinetry with granite and hardwood worksurfaces, modern appliances including space for a large fridge/freezer, and a generous dining table. The adjoining sunroom opens through glazed doors, enhancing the flow and providing additional light.

VIRTUAL TOUR

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

We hope you will find the video helpful.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

FLOORPLAN

Floorplan included for identification purposes only, not to scale.

Paddock

Attached paddock classified as agricultural land.

DRONE PHOTO 1



DRONE PHOTO 2



DRONE PHOTO 3



**En suite shower Room**  
2.00 x 2.94 m (6'6" x 9'7")



A modern shower room with glass screen, WC and wash basin, finished with neutral tiling and a window for natural light.

**Rear Garden**



The property is set within beautifully maintained and exceptionally generous gardens, offering a wonderful sense of space and privacy. Predominantly laid to lawn, the grounds are perfect for families, entertaining, or simply enjoying the peaceful surroundings. Well-stocked borders with a variety of mature trees, shrubs, and seasonal planting provide colour and interest throughout the year.

A charming patio seating area creates an ideal spot for outdoor dining and relaxation, with views across the gardens and surrounding greenery. The grounds also incorporate a useful allotment area and timber structures, ideal for keen gardeners or those seeking a more self-sufficient lifestyle.

In addition, there is a substantial outbuilding providing excellent storage, with exciting potential for further development subject to the necessary planning

permissions. A large parking area offers ample space for multiple vehicles, making it highly practical for modern living.

Fully enclosed and enjoying open aspects beyond, this impressive garden truly complements the rural setting, providing a tranquil and highly versatile outdoor space.

**Outbuilding**



To the rear of the garden stands a practical outbuilding, ideal for storage or garden tools, with a simple, functional design.

**Agent notes**

The property is subject to restrictive covenants dating from 1973, along with more recent covenants and rights established in 2018. These may include restrictions on use and rights benefiting neighbouring land, such as access or shared services.

Copies of the relevant legal documents are available and all covenants and rights will remain binding on future owners.

**ANTI MONEY LAUNDERING REGULATIONS**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

**VIEWING**

By appointment through the Agents Chester Office 01244 404040.

**FLOOR PLANS** - included for identification purposes only, not to scale.

**REFERRALS**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.



**Sunroom**  
2.89 x 3.93 m (9'5" x 12'10")



The sunroom is a delightful, light-filled space that connects seamlessly with the kitchen/dining area. It benefits from a large window and glazed doors that open to the garden, providing a peaceful spot to relax and enjoy views of the greenery outside.

**Boot Room**  
1.92 x 1.68 m (6'3" x 5'6")

A welcoming and practical boot room, ideal for storing outdoor clothing and footwear, offering access to the garden and utility spaces.

**Utility Room**  
1.96 x 2.95 m (6'5" x 9'8")

This well-equipped utility room provides useful space for laundry appliances and additional storage complete with external access. There is also access to the downstairs WC.

**WC**

A small WC with a toilet and wash basin, practical for everyday use.

**Landing**  
1.94 x 1.61 m / 1.09 x 3.15 m (6'4" x 5'3" m / 3'6" x 10'4" m)



Two landings connect the upper floor rooms. One landing is larger with windows providing natural light, while the other is a smaller connecting space between bedrooms and the study.

**Bedroom 1**  
4.15 x 3.98 m (13'7" x 13'0")



This spacious double bedroom is softly carpeted and features neutral colour tones, with ample natural light from two windows and plenty of room for freestanding furniture. The bedroom also features fitted wardrobes.

WC



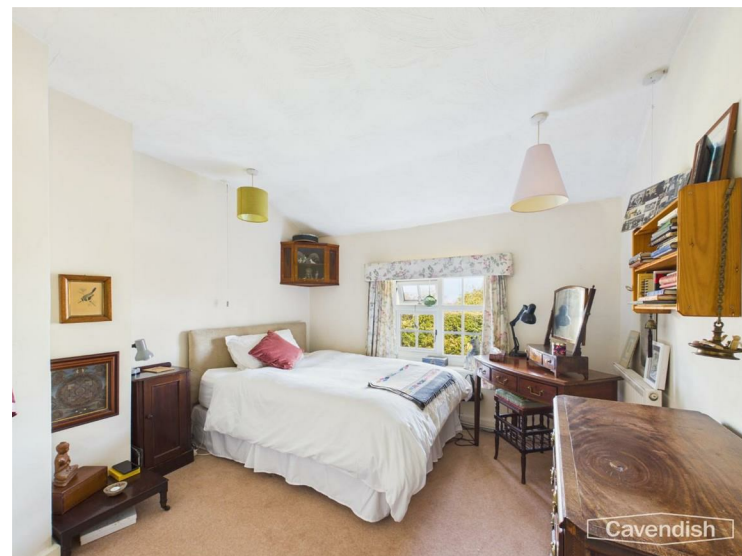
A practical WC with a toilet and small hand basin.

Bedroom 3  
2.50 x 2.10 m (82" x 610")



Light and compact, this single bedroom enjoys a pleasant outlook and benefits from natural light through a double window.

Bedroom 2  
3.45 x 3.26 m (113" x 108")



A comfortable bedroom with a window overlooking the garden, featuring a simple, warm decor and carpeted floors. The bedroom also features fitted wardrobes.

Bedroom 4/Playroom  
2.23m x 3.71m (73" x 122")



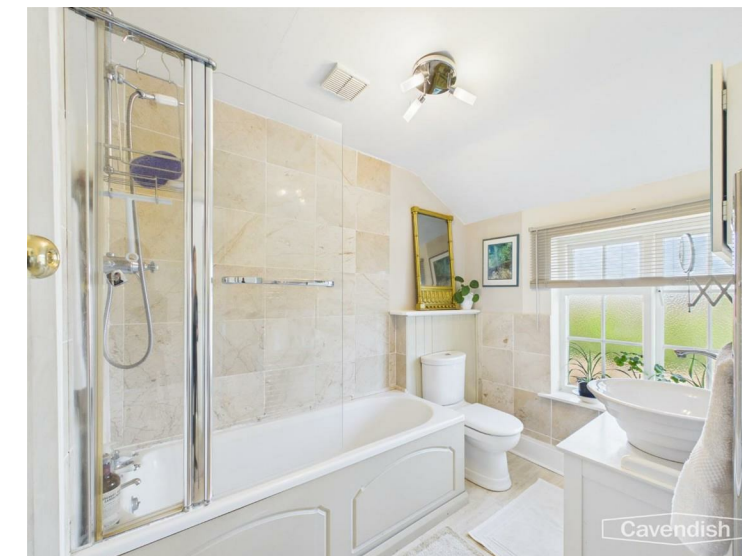
A cosy single bedroom with a window and space for essential furniture, brightened by natural light.

Study/Bedroom  
1.79 x 1.84 m (510" x 60")



A compact study offering a quiet workspace with natural light from a window, suitable for a desk and shelving. The study is currently used as an additional bedroom.

Bathroom  
2.71 x 1.89 m (810" x 62")



The bathroom is fitted with a bath and shower screen, a wash basin and a WC. It is finished with light-coloured tiling and offers a frosted window for privacy and natural light.

Annex

Kitchenette/Breakfast Room  
4.11 x 1.58 m (135" x 52")



This compact kitchenette is fitted with wooden countertops and a tiled backsplash in green and space for a washing machine. There is space for a small table by a window, creating a bright breakfast area.

Bedroom  
4.01m x 3.34 m (131" x 1011" m)



A large bedroom with an ensuite shower room, offering comfort and privacy, decorated in neutral tones and with natural light from a window.