



**South Street**  
Caewys

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

**£525,000**

T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)

# Manchester House

South Street, Caewys

Council Tax band: F

Tenure: Freehold

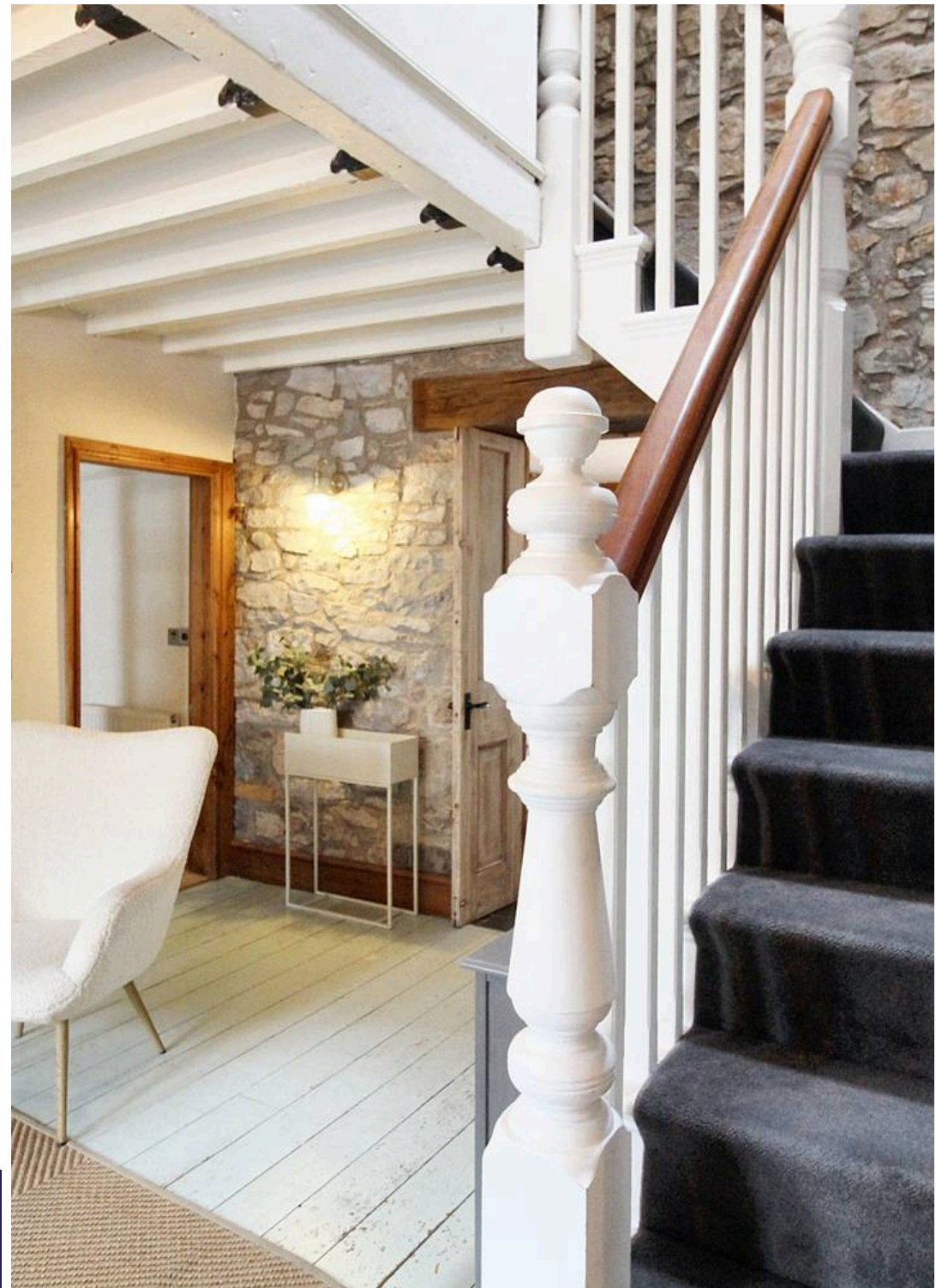
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 4 DOUBLE BEDROOM DETACHED VICTORIAN PROPERTY
- 0.14 ACRE PLOT WITH BEAUTIFULLY LANDSCAPED GARDEN
- A WEALTH OF ORIGINAL FEATURES
- 30FT KITCHEN/FAMILY ROOM
- FAMILY BATHROOM, TWO ENSUITES AND DOWNSTAIRS WC
- IDYLIC VILLAGE LOCATION
- EXCELLENT ACCESS TO A55 FOR NORTH WALES/LIVERPOOL/MANCHESTER/CHESTER AND THE WIRRAL
- MODERN TOUCH MEETS VICTORIAN TIMELESS HOME
- TWO LOUNGES WITH OPEN SHARED LOG BURNER FIRE
- VIEWING IS ESSENTIAL
- OFF ROAD PARKING FOR CIRCA 4 VEHICLES WITH STONE BUILT DETACHED GARAGE

  
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### Porch

Accessed via a solid oak door the porch has timber floor, original Welsh stone wall feature, wooden oak beam features, original timber door opening to the a reception room

### Reception Room

17' 7" x 11' 7" (5.36m x 3.53m)

Suspended timber floor, wall mounted radiator, dual room open log burner fire with reclaimed timber mantle, stairs to the first floor, double doors opening to the kitchen/family room, double glazed sash window to the front, understairs storage cupboard, glazed door opening to the second reception room

### Reception Room

17' 7" x 11' 7" (5.36m x 3.53m)

Two wall mounted radiators, dual room open log burner fire with reclaimed timber mantle, double glazed sash window to the front



### Open Plan Kitchen / Family Room / Dining Room

22' 0" x 31' 0" (6.71m x 9.45m)

A stunning open plan space incorporating a dining area, kitchen and family lounge with slate tiled floor, timber doors to utility room, oak ceiling beam features. Family Area Panel feature wall, wall mounted radiator, high level windows to the side Kitchen Area

A range of high quality, drawer and base units, granite worktop with space for a range cooker with extractor hood over, built in microwave and fridge freezer. Breakfast bar with granite worktop and inset circular stainless steel sink unit with mixer tap and integrated dish washer under, space for large fridge freezer Two velux windows, within the Oak framed extension and french doors opening to the rear garden

### Utility Room

9' 7" x 6' 6" (2.92m x 1.98m)

Fitted wall and base units, worktop with stainless steel sink unit and mixer tap, plumbing for a washing machine and space for a tumble dryer, double glazed window to the side, door opening to the side, timber door opening to the downstairs cloak room. Wall mounted radiator

### Downstairs Cloak Room

6' 6" x 4' 0" (1.98m x 1.22m)

Close coupled WC and wall mounted wash hand basin, tiled splashbacks, obscure double glazed window to the side



## First Floor Landing

A stunning Welsh stone feature wall, original wood panelled doors to bedrooms and bathroom, wall mounted radiator, access to the roof space

## Bedroom One

12' 7" x 12' 5" (3.84m x 3.78m)

A large and bright room with wall mounted radiator, two double glazed windows overlooking the rear garden, wooden doors to walk in wardrobe and an ensuite bathroom

## En Suite One

8' 5" x 6' 2" (2.57m x 1.88m)

A stylish ensuite comprising a corner shower cubical with electric shower, close coupled WC and vanity basin with cupboards under, part tiled walls, wall mounted towel radiator, obscure double glazed window to the rear

## Walk In Wardrobe

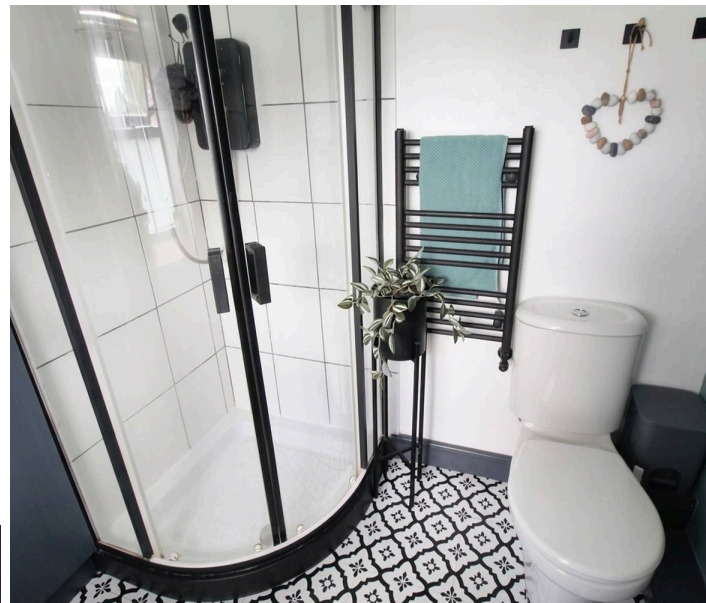
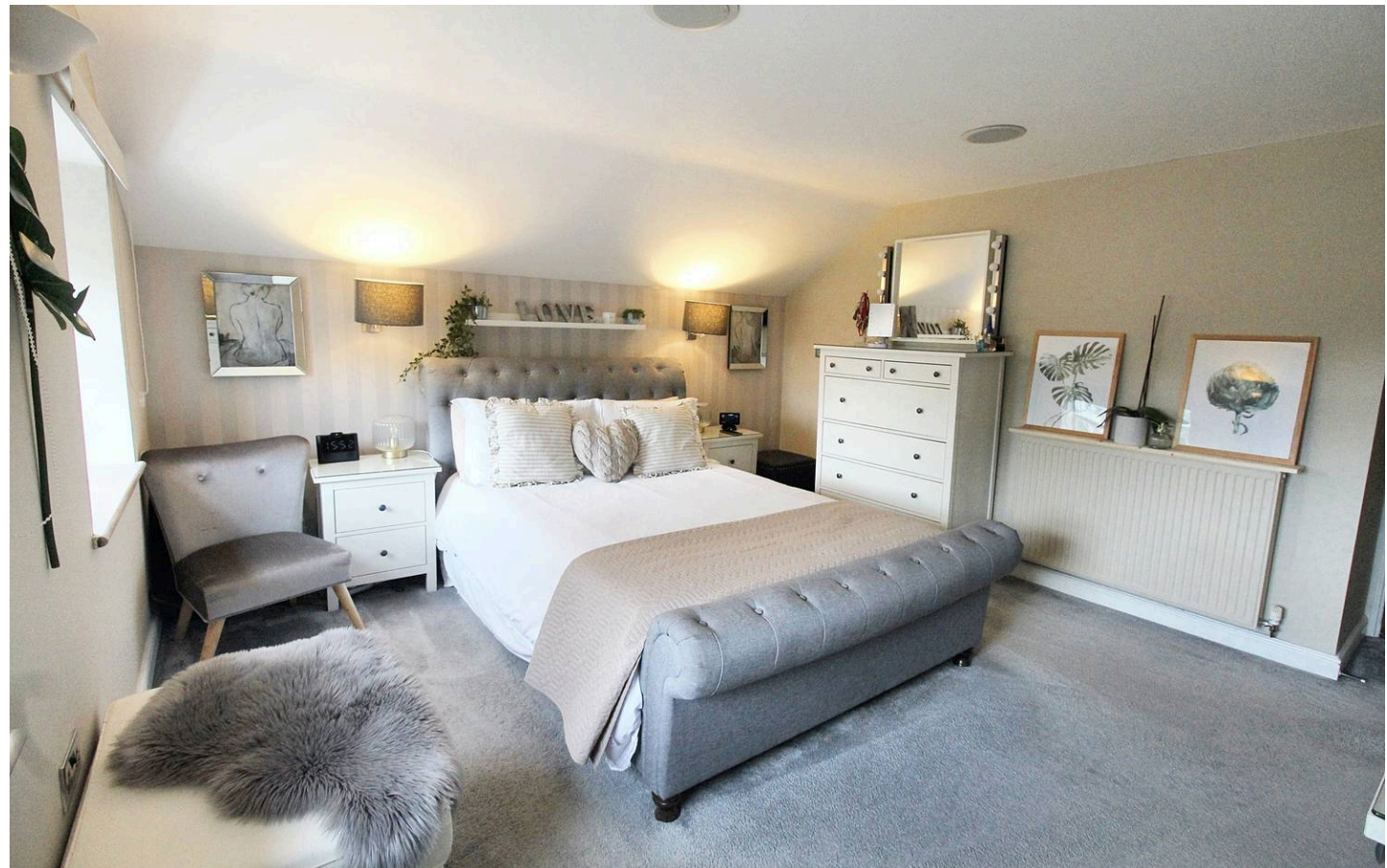
8' 5" x 6' 0" (2.57m x 1.83m)

Hanging rails, and shelving, built in cupboard, double glazed window to the side

## Bedroom Two

14' 8" x 11' 10" (4.47m x 3.61m)

Double glazed sash window to the front, vaulted ceiling, wall mounted radiator, timber floor boards, ornate Victorian cast iron fireplace, door opening to an ensuite



### Bedroom Three

14' 8" x 11' 6" (4.47m x 3.51m)

Double glazed window to the front, wall mounted radiator, suspended timber floor, ornate Victorian cast iron fireplace

### Bedroom Four

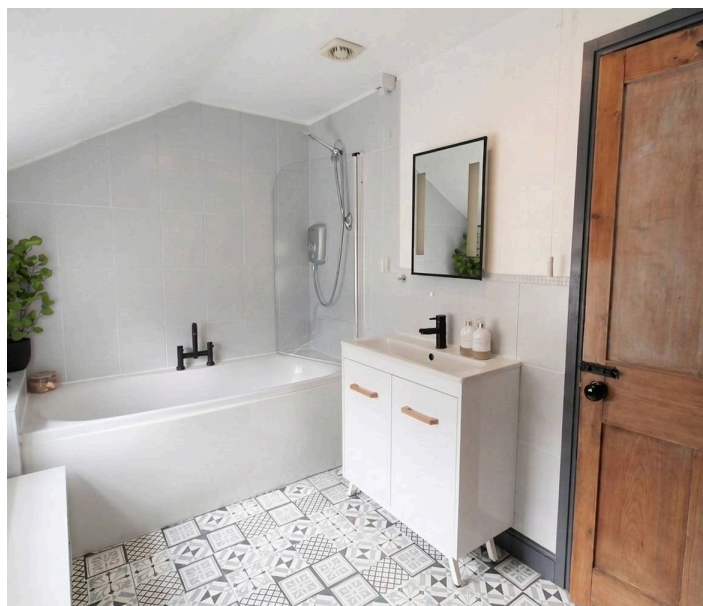
10' 6" x 8' 5" (3.20m x 2.57m)

Velux roof window plus double glazed window to the side, built in wardrobes, wall mounted radiator

### Family Bathroom

10' 4" x 6' 2" (3.15m x 1.88m)

A spacious room comprising a deep bath with electric shower plumbed in over, trough style vanity basin with cupboards under and a close coupled WC. Wall mounted chrome towel radiator, part tiled walls, exposed stone feature wall, built in storage shelving, double glazed window to the side





### **Rear Garden**

Set on a 0.14 Acre plot this stunning vast garden is well stocked with mature shrubs, trees and flower beds. York flag stone patio with beautiful stone steps leading up to a large lawned area with slate tiled pathway leading to a timber summerhouse, pergola and patio seating area, there is also access to the front via a timber gate

### **Summer House**

Set at the foot of a beautifully vast garden is a larger than average timber summerhouse with power points and lights, two additional rooms which has the potential to be converted into an occasional dwelling, with a pergola and private seating area. Would make an ideal space for working from home, guests or as a pool house or simply as a calm place to relax.





#### **DRIVEWAY**

4 Parking Spaces

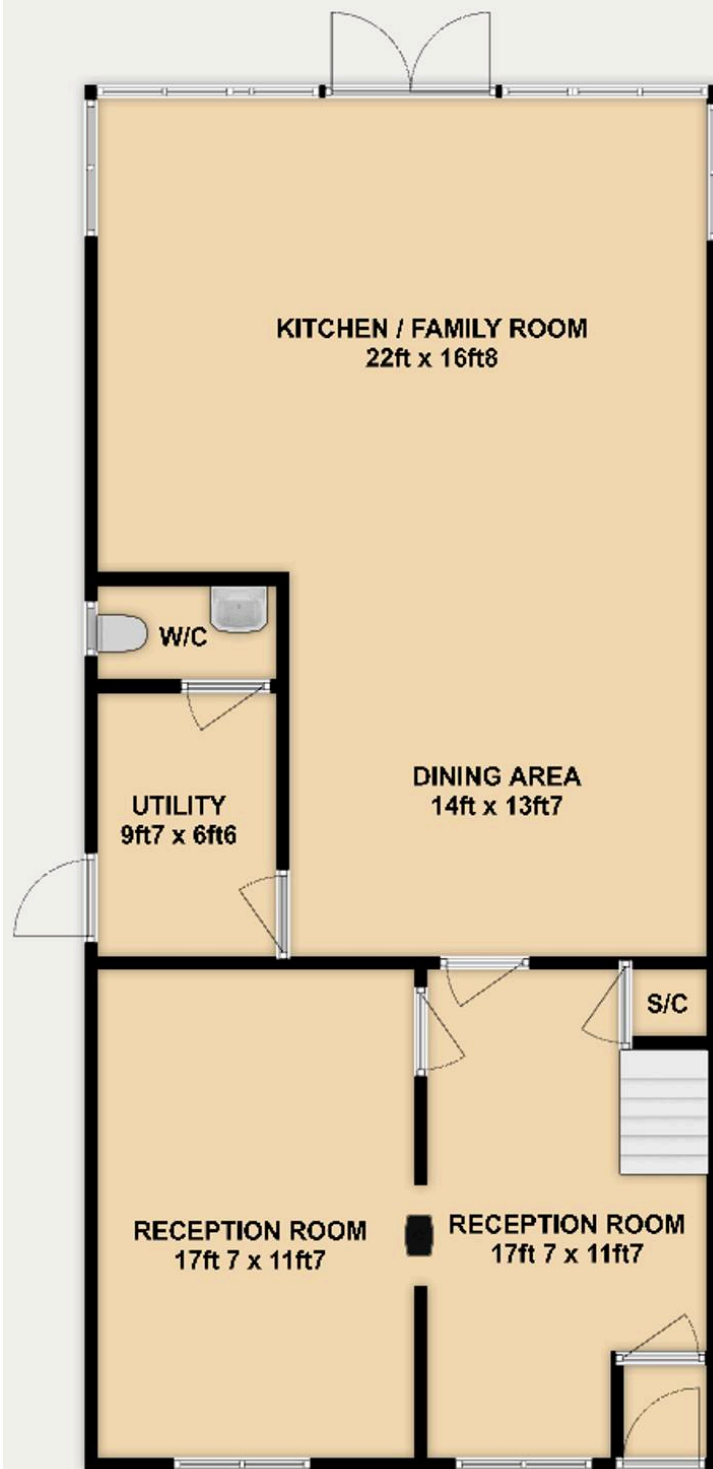
A brief walk of the property offering private off road parking for circa 4-5 vehicles

#### **GARAGE**

Single Garage

A stone built detached garage accessed via double doors







# SWAIN HENNESSEY

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To arrange a viewing please contact

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