



### 3 Chester Road, Winsford, CW7 2NG



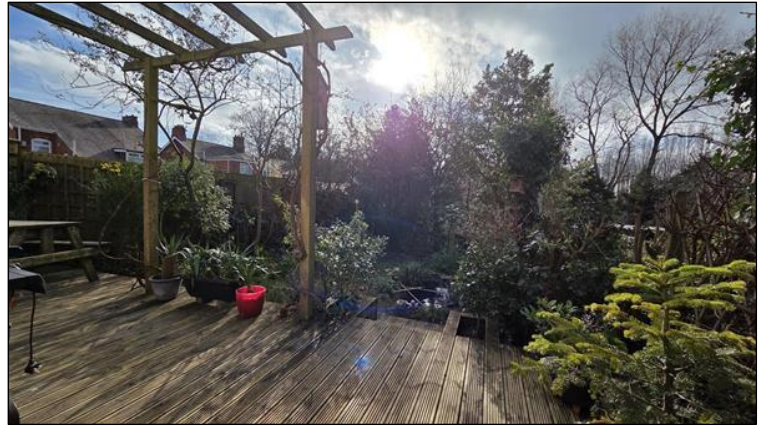
#### LIVE WHERE YOU WORK – A RARE HOME & BUSINESS OPPORTUNITY

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.

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.

Offers over £295,000



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.

### **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.

### **Inner Hall / Dining Area: 1.80m (5'11") x 2.77m (9'1")**

Immediately upon entry, an inner dining hall provides a charming and adaptable reception space. The room is illuminated by borrowed natural light from three overhead skylights positioned within the adjoining covered walkway, complemented by its own ceiling light for evening ambience. A radiator ensures year-round comfort, allowing the space to function effortlessly as an intimate dining setting, study area or reading nook. Opening directly into the principle lounge, it creates a pleasing sense of progression through the home while enhancing the overall flow of the ground floor.

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

Generously proportioned and positioned to the rear of the property, the principal lounge forms the heart of the home. Characterful wooden ceiling beams introduce warmth and subtle architectural interest, while a further door leads to a small vestibule area and convenient ground-floor cloakroom, enhancing everyday practicality. French doors open onto the raised decked terrace beyond, creating a seamless connection between indoor and outdoor living and allowing the space to expand effortlessly during the warmer months.

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

Continuing the sense of space found throughout the home, the kitchen blends modern practicality with feature that sit comfortably within the property's period charm. Positioned just off the lounge, the space enjoys natural light from the windows to the side and rear elevations overlooking the garden. The kitchen is fitted with a range of units complemented woodblock effect laminate worktops and incorporates a ceramic hob with triple extractor above. The single high level oven is set within an attractive brick built surround with cupboard beneath, creating distinctive focal point. Further features include an exposed plate rack, ceiling spotlights and space for an American style fridge freezer.

### **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")**

Accessed via an internal door, this generously proportioned inner hallway offers far more than a simple transitional space. Stairs with pine balustrade and spindles rise to the first floor, while windows to the side aspect overlook the covered area, allowing natural light to filter through. Currently utilised by the owner as a yoga area, the space lends itself to a variety of uses including a reading nook, home working area or additional seating space.

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

The first flight of stairs leads to a spacious lower landing, currently utilised as a home office area. A window to the side elevation allows for natural light, while a radiator provides comfort. A further short flight of stairs with pine balustrade rises to the next level.

### **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.

### **Second Landing: 1.70m (5'7") x 2.92m (9'7")**

A generously proportioned second Landing provides access to both bedrooms and offers an ideal space for a reading corner or library style landing or additional dressing as the space could easily accommodate additional wardrobes, drawers or a dressing table.

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

Generously proportioned, the master bedroom is located to the front of the property and enjoys natural light from the front facing window. The room's flexible layout easily accommodates a range of bedroom furniture, creating a comfortable and inviting space.

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

This bedroom is located to the rear of the property with a window overlooking the rear garden. Well sized and versatile, it is currently arranged as a double and benefits from a small walk-in wardrobe, adding valuable storage. The room could also serve as a guest bedroom, children's room, or home office.

### **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 Kitchen (full size electric oven):**

Continuing along the outdoor covered walkway, you arrive at the show-stopping outdoor kitchen area - a space clearly designed for those who love to entertain. The centrepiece is a full-size pizza oven, beautifully set within its own bespoke recess and framed by vibrant mosaic tiling that instantly catches the eye. Alongside sits a full-size single eye-level oven, seamlessly built into the structure, allowing for effortless outdoor cooking. Thoughtfully designed and superbly executed, this impressive alfresco kitchen transforms the garden into a true social hub - perfect for hosting friends and family long into the evening.

### **Rear Garden View:**

The south-west facing rear garden is arranged across two thoughtfully designed levels, allowing you to enjoy both sunshine and seclusion. As you leave the outdoor kitchen area and turn the corner, you step onto a decked terrace - the perfect spot for a barbecue and outdoor dining while enjoying the afternoon and evening sun. From here, the garden gently unfolds to the lower level, laid to lawn and framed by a variety of established shrubs and planting, creating an peaceful and private setting. With no overlooking properties, the garden feels wonderfully secluded and an ideal place to relax and unwind.

Originally designed as part of the long established business, photographs show the rooms thoughtfully staged to demonstrate potential for how some of the areas used as retail could integrate seamlessly into the fully residential setting as part of the main home or annex.

### **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.

The room could be envisioned as being transformed, with photograph showing the room thoughtfully staged to demonstrate how easily it could function as a stylish lounge or open plan kitchen/living area and, how it could integrate seamlessly into the fully residential setting.

### **Treatment Room: 4.29m (14'1") x 3.20m (10'6") (Bedroom 3)**

Located directly behind the reception area, this room offers peace and tranquility for its current use. Having a window to the rear elevation, a sink with running water, radiator and ceiling light point. This room could easily be reconfigured into a bedroom and the current window be changed into a French door, leading directly into the undercover entertainment area and through to the main house.

The room could be envisioned as a bedroom, with potential for a French door, where the window is that opens directly into the undercover entertaining area, seamlessly blending indoor and outdoor living. An internal door leads through to the adjacent changing room, currently styled as a walk in wardrobe, creating a natural en-suite style suite. Beyond this, the existing shower room completes the sequence, providing practical facilities that can remain as they are.

### **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. Perfectly positioned to serve the secondary bedroom suite, this shower combines convenience with a simple, modern style.

### **Changing Room: 1.12m (3'8") x 2.18m (7'2")**

Having a ceiling light point, this area, currently used by clients as a changing area leads directly through a door to the adjoining shower room. As a great addition to any bedroom, this would make a fabulous walk in wardrobe.

### **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.









- SUBSTANTIAL PERIOD HOME (EARLY 1900s) WITH CHARACTER AND VERSATILITY
- MAIN RESIDENCE WITH SELF CONTAINED ANNEXE POTENTIAL AND INDEPENDENT FRONT ACCESS
- TWO LARGE DOUBLE BEDROOMS WITH WALK-IN WARDROBE TO SECOND
- PRIVATE SOUTH WEST FACING GARDEN ACCROSS TWO LEVELS - PERFECT FOR RELAXING AND ENTERTAINING
- BESPOKE BAR AREA, UNDERCOVER ENTERTAINING SPACE, TIMBER WORKSHOP AND POTTING SHED
- FLEXIBLE INTERNAL LAYOUT WITH MULTIPLE STUDY / HOME OFFICE OPTIONS
- STAGED INTERIORS SHOWCASE VERSATILE LIVING - LOUNGE/DINER/KITCHEN, BEDROOM AND WALK IN WARDROBE LAYOUTS INCLUDED
- PRIME CHESTER ROAD LOCATION – NO PARKING RESTRICTIONS
- EPC RATING C
- COUNCIL TAX BAND B

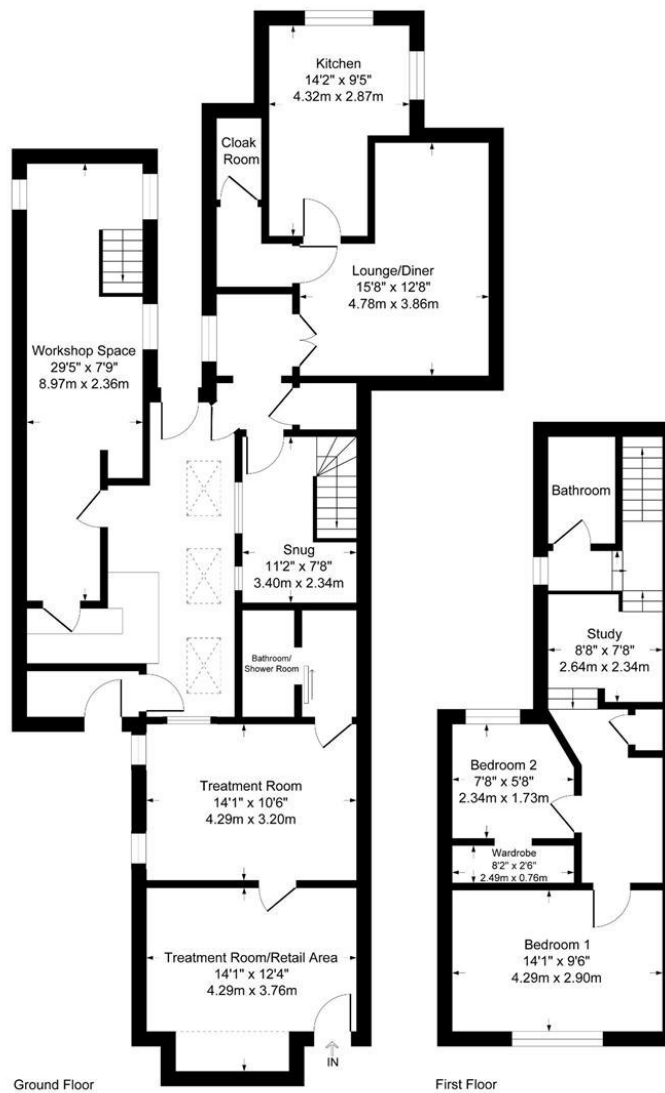
### Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.

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