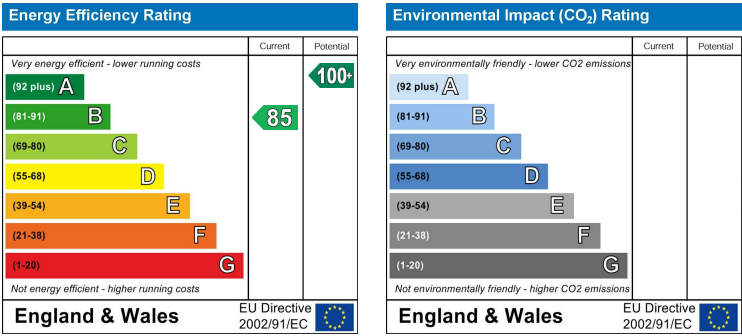
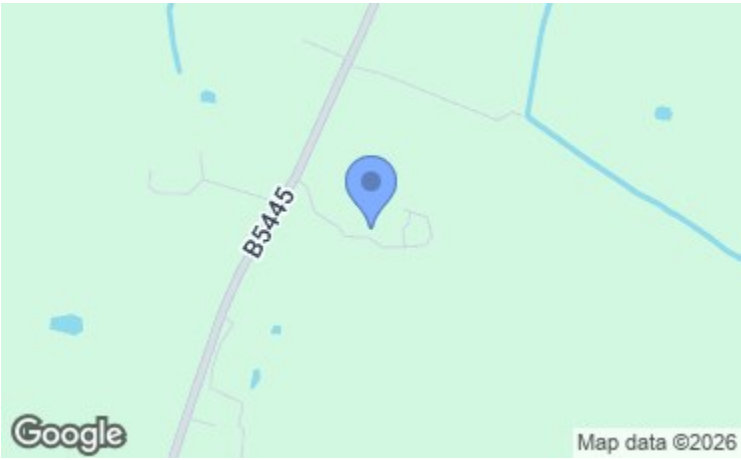
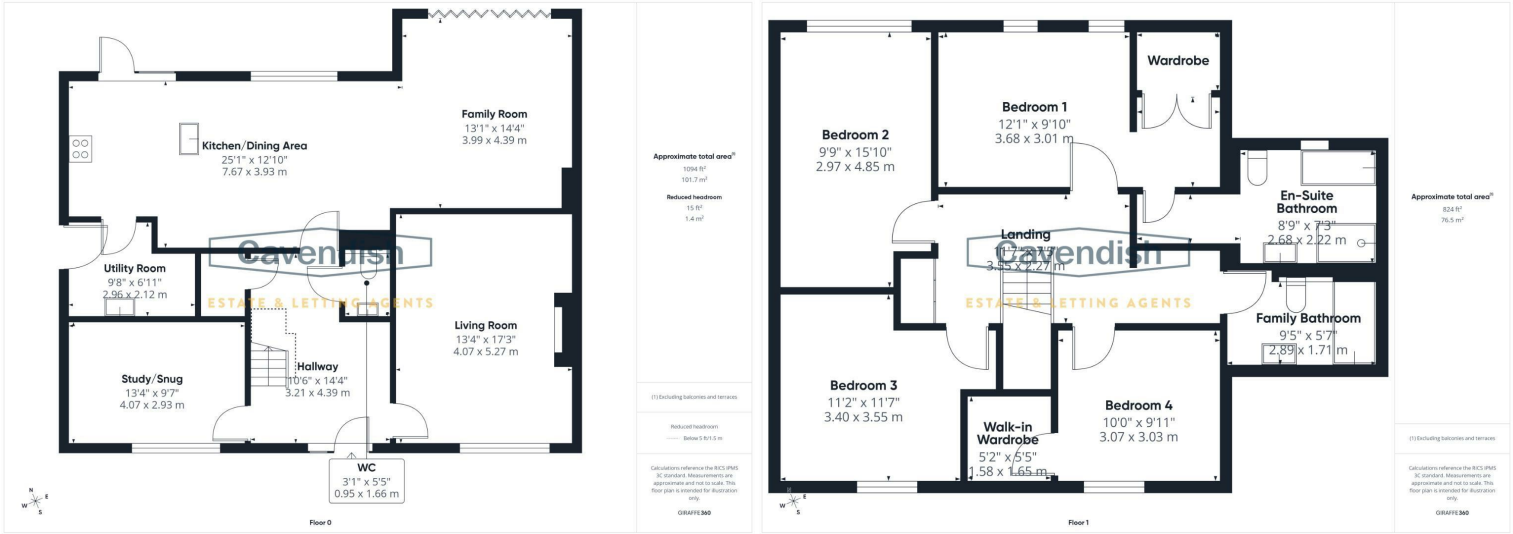




## 5 Belgrave Garden Mews

Pulford, Chester,  
CH4 9GH

Price  
£865,000

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.

An exceptional four-bedroom link-detached residence, beautifully positioned adjacent to the striking architectural driftway that links two landscaped courtyards. Designed to blend effortlessly with its rural surroundings, this impressive home offers spacious and versatile accommodation ideal for modern family living. The welcoming ground floor opens into a stunning entrance hallway with cloakroom/WC, alongside a dedicated study or snug overlooking the front aspect. A generous living room creates a superb entertaining and relaxation space, enhanced by a recessed ceiling, LED lighting and chimney feature with provision for a log burner. To the rear, the heart of the home is a magnificent open-plan Tegla designer kitchen, dining and family area with bi-fold doors opening onto the garden, creating seamless indoor-outdoor living. A separate utility room adds further practicality. The first floor features an impressive landing with spindled balustrade leading to the luxurious principal suite, complete with dressing area, walk-in wardrobe and a spacious en-suite bathroom with walk-in shower. Three further well-proportioned bedrooms are served by a stylish family bathroom. Finished to an exceptional specification, the property benefits from underfloor heating throughout, heavyweight oak veneered internal doors, bespoke double-glazed woodgrain composite windows, a designer kitchen with quartz worktops, and premium sanitary ware. Externally, the property enjoys attractive landscaped gardens with specimen planting to the front, a block-paved pathway to the entrance, and side driveway parking for three vehicles. The rear garden is a standout feature - larger than average, mainly laid to lawn with an expansive Indian stone terrace, offering a high degree of privacy and beautiful open views across surrounding farmland. There is also the advantage of a single garage above which is a separate first-floor home office, perfect for remote working.

LOCATION

Belgrave Garden Mews is an exclusive and highly sought-after development situated close to the picturesque village of Pulford, on the outskirts of Chester. Surrounded by attractive countryside yet conveniently positioned for easy access to Chester city centre, the development offers a superb balance of rural charm and modern convenience. The mews-style homes are thoughtfully designed with a blend of traditional architecture and contemporary living, creating an attractive and welcoming environment. Residents benefit from a peaceful setting while remaining close to a range of local amenities, excellent road links and well-regarded schools. Pulford itself is a desirable village known for its character and community feel, with nearby attractions including the Grosvenor Pulford Hotel & Spa, scenic walks and easy access to both Cheshire and North Wales.

Belgrave Garden Mews provides an ideal location for professionals, families and downsizers seeking stylish living in a prestigious semi-rural setting. Prestigiously located close to the Duke of Westminster's Eaton Hall Estate and a short drive from Chester. Belgrave Garden Mews benefits from the tranquility of the countryside and amenities of the city. Its location is convenient for the Chester Business Park and local schools including Kings School, Queens School, Morton Hall and Ellesmere College. As well as nearby Chester and other charming towns and villages, the development also has access to the motorway network and is within commuting distance to both Liverpool and Manchester. Chester is well connected for rail travel too. The main railway station is just a 15 minute drive away from Belgrave Garden Mews. There is a direct rail link to London Euston taking just over 2 hours. Manchester city centre is just over an hour by train and Liverpool can be reached in just over 40 minutes.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH

Impressive oak framed entrance porch with outside lantern style lighting and external letterbox. Composite double glazed entrance door with double glazed side panel to the reception hall.

RECEPTION HALLWAY

4.39m max x 3.20m max (14'5" max x 10'6" max)



With a tiled floor, coved ceiling, ceiling light point, recessed LED ceiling spotlights, mains connected smoke alarm, burglar alarm control pad, and spindled staircase to the first floor. Door to a built-in cupboard measuring 4'4" x 3'1" with hanging for coats, ceiling light point, electrical consumer unit and the electric meter. Doors to the downstairs WC, living room, study/snug and kitchen/dining and family room.

DOWNSTAIRS WC

1.85m x 0.94m (6'1" x 3'1")

Duravit suite in white with chrome style fittings comprising: wall hung WC with concealed dual-flush cistern; and a wall mounted wash hand basin with mixer tap and tiled splashback. Tiled display shelf, two recessed LED ceiling spotlights, fitted wall mirror, tiled floor, and extractor.

LIVINGROOM

5.28m x 4.06m (17'4" x 13'4")



UPVC double glazed window overlooking the front, television and satellite aerial points, mains connected carbon monoxide alarm, four lamp sockets, recessed ceiling with LED mood lighting and dimmer switch control, and chimney breast with provision for log burner.

STUDY/SNUG

4.04m x 2.90m (13'3" x 9'6")



UPVC double glazed window overlooking the front, coved ceiling, ceiling light point with dimmer switch control, and laminate wood strip flooring.



DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the Expressway continue straight across onto a stretch of dual carriageway. After a short distance then take the turning left signposted Eccleston and Pulford onto the A5445. Follow the road past the Grosvenor Garden Centre, Straight Mile and the Bell Meadow development. After some distance turn left into Belgrave Garden Mews. Continue into the development and the property will be found on the left hand side.

TENURE

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

\* Council Tax Band G - Cheshire West and Chester.

AGENT'S NOTES

- \* Services - we understand that mains gas, electricity, and water are connected.
- \* The gas central heating boiler has been annually serviced.
- \* The property is on a water meter.
- \* Shared private drainage system.
- \* There is a management company set up for the owners which is called the Belgrave Garden Mews Management Company Ltd. The development is managed by Estates Property Management, Managing Estates Ltd. Email: enquiries@estatespm.co.uk Tel: 03330 062 930.
- \* The service charge for 2026 is £912.76
- \* The property is connected to high speed fibre broadband.
- \* Some photographs in this brochure may have been digitally enhanced or altered for marketing purposes. Features, colours, and appearances may vary from the actual property.

SPECIFICATION - INTERNAL DETAILS & FINISHES

Solid first floor construction with underfloor heating to all rooms.  
Oak and painted staircase with cut stringer and oak treads.  
150mm high contemporary moulded skirting boards with painted finish to all floors.

SPECIFICATION - WINDOWS & DOORS

Bespoke double glazed woodgrain composite windows throughout with cast black teardrop handles and security locks having white internal and coloured external finish.  
Large aluminium bi-fold French doors.  
Oversized composite security doors to front and side of property with multipoint locking system.  
Heavyweight oak real wood veneered internal doors and nickel plated handles and latches.

SPECIFICATION - PLUMBING & HEATING

Worcester Bosch gas fired boiler with pressurised hot water cylinder.  
Underfloor heating to both ground and all first floor areas.  
Separate thermostatic heating controls for each room.  
Remote connectivity to heating system.  
Provision for log/multi fuel burner and surround in main living room.

SPECIFICATION - ELECTRICAL

Feature recessed LED coved lighting to living rooms.  
Energy saving LED recessed downlights with feature pendant locations throughout ground and

first floor.  
Five amp lighting circuit to receive table and floor lamps to all principal rooms including bedrooms.  
External lighting to front and rear of property.  
Incoming TV point, pre-wired for terrestrial TV and Sky Q to all principal rooms including bedrooms.  
Incoming telephone point to ground floor.  
Integrated intruder and fire alarm system with "Red Care" monitoring capability.  
Pre-wired for external car charging point.  
External IP rated power socket.  
Video doorbell by Ring with ability for remote connectivity.

EXTERNAL DETAILS

Development uses two English made bricks with mellow tones and traditional detailing.  
Cast stone sills to window openings.  
Natural slate roof coverings.  
Low maintenance timber effect cladding.  
Natural stone paving to paths and patio areas.  
Stone pavers to drives and paths to front of houses.  
External lighting to property and communal bollard lighting to private roads.  
Handmade porch details in natural oak and painted finish with slate roofs.  
Garden hose tap and external power sockets.



\*ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

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.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

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

PS/PMW

\*EXTRASERVICES - 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.

OUTSIDE FRONT



The front is planted with specimen shrubs and trees with a block paved pathway leading to the porch. A block paved driveway extends to the side. Outside lantern style light, and external gas meter cupboard. A series of wooden steps provide access to a home office or gym which is located above the garage. A wooden gate at the end of the driveway provides access to the rear garden.

SINGLE GARAGE

With an up and over garage door, power and light.

HOME OFFICE

5.23m x 2.90m (17'2" x 9'6")



The property benefits from a private office space purposely separated from the house to help create the all important distinction between home and work life. The office space provides the perfect environment to achieve a flexible agile working style desired by so many people. With a UPVC double glazed window, strip light and mains connected smoke alarm. There is potential for this room to be used as an office, a gym or storage.

OUTSIDE REAR

To the rear, the garden is a particular feature being of a generous size and laid mainly to lawn with Indian stone terrace being enclosed by wooden fencing. The garden enjoys a delightful outlook towards farmland. Outside water tap, contemporary outside lighting, and external double power point.



KITCHEN/DINING AND FAMILY ROOM

11.63m max x 3.12m extending to 4.37m (38'2" max x 10'3" extending to 14'4")



An impressive open-plan kitchen/dining and family room extending the full width of the property.

BREAKFAST KITCHEN



Fitted with an extensive range of contrasting Hague blue and Cornforth white fronted kitchen cabinets by Tega incorporating drawers, cupboards, two pantry cupboards, pull-out recycling bin store and quartz worktops incorporating a breakfast bar. Inset ceramic sink unit with Quooker chrome mixer tap and drainer grooved into the worktop. Free-standing Smeg range style cooker with five-ring induction hob, double oven, grill and pan-drawer with extractor above. Integrated Siemens dishwasher, full height integrated fridge and freezer, built-in wine cooler, recessed LED ceiling spotlights, mains connected heat alarm, tiled floor, and UPVC double glazed French doors to the rear garden. Door to the utility room.

DINING AREA



Ceiling light point, recessed LED ceiling spotlights, UPVC double glazed window overlooking the rear, and ample space for dining table and chairs.

FAMILY ROOM



Double glazed bi-folding doors to the rear garden, coved ceiling, and tiled floor.

UTILITY ROOM

2.95m max x 2.11m max (9'8" max x 6'11" max)

Fitted with a matching range of base and wall level units with quartz worktops and matching upstands. Inset Franke stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop. Wall mounted Worcester Greenstar 15I condensing gas fired central heating boiler, plumbing and space for washing machine, space for tumble dryer, burglar alarm control pad, tiled floor, recessed LED ceiling spotlights, mains connected carbon monoxide alarm, extractor, and composite double glazed door to outside.

FIRST FLOOR LANDING



With spindled balustrades and oak handrails, ceiling light point, recessed LED ceiling spotlights, mains connected smoke alarm, access to loft space, built-in airing cupboard housing a pressurised hot water cylinder with slatted shelving. Doors to the principal bedroom, bedroom two, bedroom three, bedroom four and family bathroom.

PRINCIPAL BEDROOM  
3.68m x 3.00m (12'1" x 9'10" )



With two UPVC double glazed windows overlooking the rear garden, ceiling light point with dimmer switch control, two recessed LED ceiling spotlights with dimmer switch controls, and lamp sockets with dimmer switch controls. Opening to dressing area.

DRESSING AREA  
1.68m x 1.50m (5'6" x 4'11")



Recessed LED ceiling spotlight. Double opening doors to the walk-in wardrobe and door leading through to the en-suite bathroom.

WALK-IN WARDROBE  
With two hanging rails, shelving, and recessed LED ceiling spotlights.

EN-SUITE BATHROOM  
2.67m plus walkway x 2.18m (8'9" plus walkway x 7'2")



Luxuriously appointed suite with chrome style fittings comprising: bath with tiled side panel and Hansgrohe mixer tap; wall hung Duravit WC with concealed dual-flush cistern; tiled shower enclosure with wall mounted thermostatic mixer shower, canopy style rain shower head, extendable shower attachment, glazed shower screen and sliding glazed door; and Duravit sink with mixer tap and drawer beneath. Fitted wall mirror with electric shaver point, part-tiled walls, electric chrome ladder style towel radiator, recessed LED ceiling spotlights, extractor, tiled floor, and double glazed rooflight.

BEDROOM TWO  
4.80m max x 2.95m (15'9" max x 9'8")



UPVC double glazed window overlooking the rear, ceiling light point with dimmer switch control, two recessed LED ceiling spotlights with dimmer switch control, lamp sockets with dimmer switch controls, and provision for wall mounted flat screen television.

BEDROOM THREE  
3.38m plus door recess x 3.56m max (11'1" plus door recess x 11'8" max)



UPVC double glazed window overlooking the front, ceiling light point with dimmer switch control, lamp sockets with dimmer switch controls, and provision for wall mounted flat screen television.

BEDROOM FOUR  
3.07m x 3.00m (10'1" x 9'10")



UPVC double glazed window overlooking the front, lamp sockets with dimmer switch controls, and ceiling light point. Door to walk-in wardrobe.

WALK-IN WARDROBE  
1.68m x 1.63m (5'6" x 5'4")  
With a recessed LED ceiling spotlight.

FAMILY BATHROOM  
2.84m x 1.85m (9'4" x 6'1")



Luxuriously appointed suite in white with chrome style fittings comprising: panelled bath with tiled side panel, wall mounted thermostatic mixer shower and glazed shower screen; wall hung Duravit WC with concealed dual-flush cistern; and Duravit wash hand basin with mixer tap and storage drawer beneath. Part-tiled walls, tiled floor, electric chrome ladder style towel radiator, recessed LED ceiling spotlights, extractor, and large fitted wall mirror with electric shaver point.