



WATERSIDE LODGE

152 Barrel Well Hill, Boughton, Chester

Rickitt
Partnership

Unique home with spectacular views and frontage to the river

Unique period house ♦ Four bedrooms ♦ Three reception rooms ♦ Spectacular views across the river and beyond ♦ Scope for modernisation ♦ Detached boat house ♦ Mooring rights ♦ Attached double garage ♦ NO CHAIN ♦ EPC F

Description

Sitting high on the banks of the River Dee this iconic, one of a kind, four bedroom, three reception room house has dual aspect views of the river and beyond and provides scope for modernisation. The property is situated on a private road and benefits from a double garage; additional parking is available on the private road immediately outside the house.

Within walking distance of Chester city centre, Waterside Lodge has been owned by the same family for over 60 years and now presents a rare opportunity for a new owner to acquire a unique house with some of the best views in Chester and a wealth of original period features. The house was formerly the home of the artist William Monk and still retains a light-filled artists' studio. Its three-tiered, terraced garden reaches right down to the banks of the river and its own original boat house. The new owner of this property will not only have the privilege of living in an enviable location, they will also become part of the history of this unique house.





Entrance Porch

Entrance door with leaded window to side. Tiled floor. Radiator.

Drawing Room

Feature open fireplace with ornate stone surround with timber top and tiled hearth. French door with windows to each side and leaded stained glass window to front. Built in display cabinet. Box bay window area with leaded windows to side. Radiator.

Inner Hall

Open staircase to first floor. Tiled floor. Built in cupboards and storage. Back door. Radiator.

Shower Room

Walk in shower, low level WC and hand wash basin. Part tiled walls. Two double glazed frosted windows to rear. Wall mounted heated towel rail.

Sitting Room

Feature fireplace with living flame gas fire, ornate wooden surround, marble back and hearth. Two small windows to rear. Part leaded and stained glass door to porch. Coved ceiling. Door to garage. Radiator.

Dining Room

French doors with leaded stained glass window above to side. Radiator.

Second Inner Hall

Part glazed to rear.

Kitchen

Range of wall and base units with granite effect work surface above, one and a half bowl stainless steel sink unit with mixer tap. Neff electric oven. Neff four ring electric hob with extractor above. Integrated Neff dishwasher. Floor to near ceiling cupboard housing gas fired boiler. Tiled splash back. Double glazed window to side. Door to side. Tiled floor. Radiator.



Utility Room

Range of base units with work surface above.
Floor to near ceiling cupboard. Belfast style sink.
Two double glazed windows to rear. Space for washing machine and dryer.

First Floor Landing

Staircase to second floor with cupboard beneath.

Bedroom One

A range of fitted wardrobes with separate hand wash basin area. Two built in cupboards. Double glazed sliding doors to side with views of the river and meadows, opening onto garage roof.

Bedroom Two

Fitted wardrobes with cupboards above. Window to front with views of the river and meadows. Access to loft. Radiator.

Bedroom Three

Hand wash basin with vanity unit below. Window to front with views of the river and meadows. Radiator.

Bedroom Four

Built in wardrobe with cupboard above. Airing cupboard housing hot water cylinder. Window to front with views of the river and meadows.



Bathroom

Bath with shower above, bidet, low level WC and hand wash basin. Part tiled walls. Two double glazed windows to side. Wall mounted heated towel rail.

Second Floor Landing

Skylight to rear.

Studio Room

Ornate wooden fireplace surround. Bay window to front with views of the river and meadows. Large window to rear. Walk in cupboard housing basin with tap and water tank. Fitted cupboard. Access to loft. Stripped pine floor. Coved ceiling. Radiator.

Outside

The house is situated on a private road, with each property owning the section of road across its' width and being responsible for the upkeep of the same. The area immediately outside Waterside Lodge has room for parking two vehicles, depending on size. Further parking is of course available in the double garage, details of which are below. There are two private entrance doors via the rear, one to the pathway that leads to the front door and one to the courtyard, which also has a walk-in store room in the corner.

Attached Double Garage

Opening sliding timber doors to front. Side door to house. Light.

Detached Boat House

Leaded bay window to river. Exposed brick fireplace. Six leaded windows and part glazed door to the side. Timber floor with a section that opens to the river.





The Gardens

Another wonderful feature of the house is its delightful south facing gardens which run in three tiers all the way down to the river and are comprised as follows: Tier One has a paved pathway to the front door, a lawned area and an attached covered verandah to two sides of the house, offering a spectacular sitting area. A gravelled pathway leads to steps down to Tier Two which is a gravelled area with greenhouse from which steps lead down to Tier Three, which is mainly laid to lawn with a well-stocked area of plants and shrubs to the side. The garden fronts onto the river with its mooring rights and the detached boat house.

Property Information

The council tax is band G. We understand the property is freehold. With mains water, electricity and mains drainage connected. Gas fired central heating and hot water.



Floorplans

Waterside Lodge, Barrel Well Hill, Chester

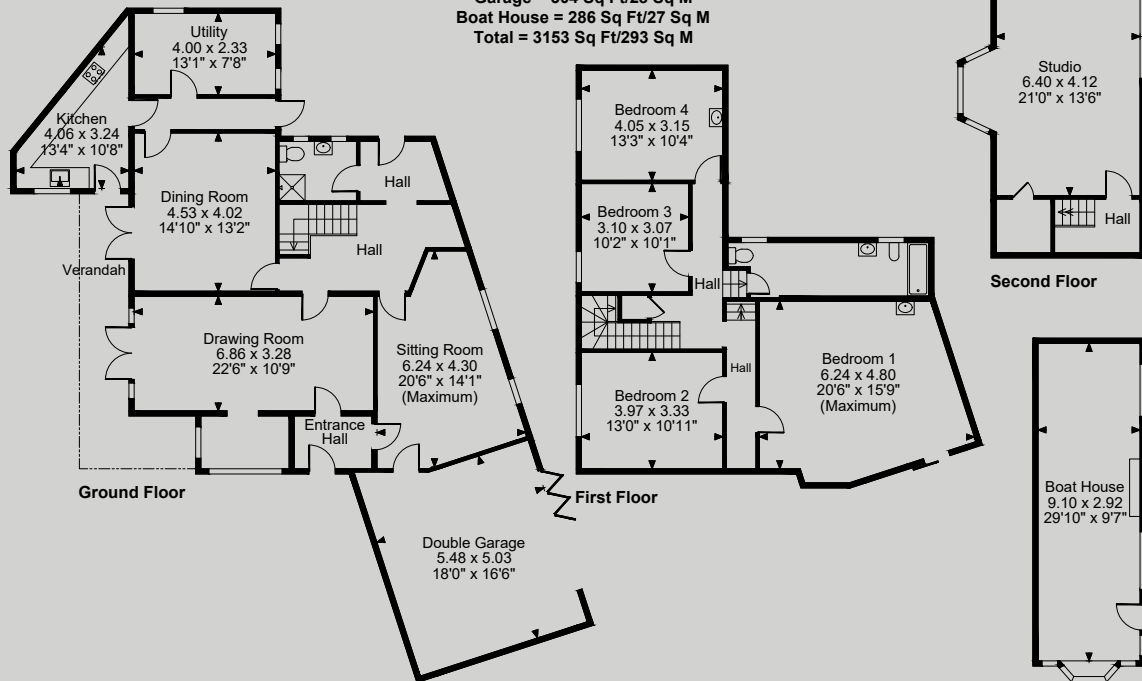
Approximate Gross Internal Area

Main House = 2563 Sq Ft/238 Sq M

Garage = 304 Sq Ft/28 Sq M

Boat House = 286 Sq Ft/27 Sq M

Total = 3153 Sq Ft/293 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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