



3 Chester Road, Winsford, CW7 2NG



A HOME WITH A DIFFERENCE – This genuinely individual Victorian property offers far more than its two-bedroom description initially suggests. Dating back approximately 150 years and formerly a village bakery, it combines characterful living accommodation with a generous private south/south-west facing garden, extensive outdoor entertaining space and a substantial workshop/outbuilding.

What makes this property particularly unusual is the exceptional amount of additional, separately accessed space, currently arranged for business use and offering genuine flexibility for the right buyer. Whether you're looking for a characterful home with space to entertain, somewhere to work from home while keeping business and home life separate, or simply a property with possibilities that are difficult to find in a conventional home, this is one that really needs to be seen to be appreciated.

£290,000



£290,000 – A HOME WITH A DIFFERENCE – VICTORIAN CHARACTER, SPACE & EXCEPTIONAL FLEXIBILITY

A genuinely individual two-bedroom Victorian home with a generous private garden and substantial, separately accessed additional space, offering an unusual combination of character, privacy, entertaining space and the potential to live and work in one place.

Dating back approximately 150 years and formerly a village bakery, this distinctive semi-detached property is far more than its two-bedroom description initially suggests.

Approached via its own block-paved driveway, the property immediately offers a surprising sense of space and privacy despite its prominent position on Chester Road. The main house, generous garden and substantial additional space combine to create a property with possibilities that are difficult to find in one conventional home.

THE HOME

The main residence has a wonderfully individual layout, with considerably more space than you might expect from a typical two-bedroom property.

The welcoming entrance halls lead through to the dining room and generous living room, with character features and French doors opening directly onto the rear decking.

The bright double-aspect kitchen, downstairs cloakroom and further versatile reception space provide additional flexibility, with the latter offering potential for use as an office, gym, hobby area or additional living space.

Upstairs are two double bedrooms, one of which benefits from a walk-in wardrobe, together with a bright family bathroom and additional landing/office space.

The accommodation has a characterful and individual feel, with a layout that offers plenty of opportunity for buyers to make the various spaces work around their own lifestyle.

THE GARDEN & OUTDOOR LIVING

One of the property's real highlights is its private south/south west facing garden. Extensive decking provides a wonderful outdoor dining and entertaining space, complete with pizza oven/BBQ. A pond and established planting add to the feeling of privacy, creating a surprisingly peaceful and secluded setting despite the property's prominent Chester Road position.

It's a garden designed to be enjoyed, whether entertaining friends on a summer evening, dining outdoors or simply relaxing in a private and tranquil setting.

THE ADDITIONAL SPACE

And this is where the property becomes particularly unusual.

Separate from the main house is a substantial additional space with its own independent access, currently arranged and used as a holistic therapy practice.

The space includes a reception/shop/client areas, a further room/salon, shower facilities and changing space, and has the advantage of being completely separate from the main living accommodation.

Its current arrangement makes it particularly suited to a home based business, allowing clients to visit without entering the main house.

However, its appeal isn't limited to business use. Subject to any necessary consents, the space could potentially suit a variety of purposes, including a studio, home office, creative workspace, hobby area, professional use or flexible accommodation.

For a buyer who wants to work from home, it provides a genuine separation between work and home life.

For someone who doesn't need business space, it simply provides something increasingly difficult to find in a home, a substantial amount of additional space that can be adapted around your own needs.

THE WORKSHOP

Alongside the property is a substantial covered workshop/outbuilding measuring approximately 12.5 metres long by 2.5 metres wide, with electricity and water.

The current owners have transformed this into a wonderfully individual space incorporating a home bar, workshop, garden room and entertaining area.

It could continue to be enjoyed in its current form or adapted to suit its next owners needs, whether for hobbies, storage, creative pursuits, workspace or entertaining.

The workshop also forms part of the property's existing Business Rates arrangement.

A PROPERTY WITH POSSIBILITIES

What makes this property so unusual is the way its different spaces can be used independently or together.

It could suit someone looking for a beautiful and characterful home with exceptional additional space, someone wanting to work from home, a creative or practical hobbyist, or someone looking to operate a business while keeping their work and home life genuinely separate.

The existing arrangement includes separately accessed business accommodation and associated Business Rates. Purchases are advised to make their own enquiries regarding any proposed alternative use or reconfiguration.

The property also offers scope for further development with the existing attic space presenting an opportunity for buyers who want to explore extending the accommodation, subject to the appropriate planning and building regulations.

WHY THIS PROPERTY

Because there really isn't an easy comparison

- Victorian character
- Two good double bedrooms
- A generous private garden
- Substantial additional space
- Independent access
- A large workshop/outbuilding
- Extensive outdoor dining and entertaining space
- And the potential to live and work in a way that keeps the two genuinely separate

This isn't simply a conventional two-bedroom home. And it isn't simply a business property with accommodation.

It is a beautiful, individual home with space, character and possibilities, a property that can work around the way you want to live.

It won't suit everyone. But for the right buyer, it could be exactly what they've been looking for.

OPEN DAY – APPOINTMENT ONLY – date to be arranged

Viewing is highly recommended to fully appreciate the space, character, privacy and flexibility, this unique property has to offer.

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

A generous and characterful living room positioned towards the rear of the property, featuring attractive wooden ceiling beams and French doors opening directly onto the raised decking. The connection between the living room and garden makes this a wonderful space for both everyday living and entertaining.

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

A bright double-aspect kitchen with windows overlooking the garden. The kitchen combines modern practicality with features that sit comfortably within the character of the property, including wood effect worktops, ceramic induction hob, extractor and a distinctive eye level oven set within an attractive brick-built surround.

Dining Area: 1.80m (5'11") x 2.77m (9'1")

A charming dining room positioned with the heart of the home, with natural light from the adjoining covered walkway and three overhead skylights. The room provides a welcoming space for everyday dining and entertaining and flows naturally through to the main living accommodation

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")

A surprisingly generous additional space within the main house, currently used by the owners as a yoga area. With windows overlooking the covered area, this versatile room could also provide useful space for relaxation, hobbies, exercise or home working.

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

A spacious lower landing currently used as a home office, with natural light from the side elevation. The property's unusual split-level layout gives this area useful additional space beyond the two main bedrooms.

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

A well portioned double bedroom positioned at the front of the property, benefitting from a front-facing window that fills the room with natural light and provides an additional emergency escape route. The room offers ample space for a range of bedroom furniture.

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

A well-portioned double bedroom overlooking the rear garden. Currently arranged with a double bed, the room benefits from a small walk-in wardrobe providing valuable additional storage

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.

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.

Treatment Room: 4.29m (14'1") x 3.20m (10'6")

Located directly behind the reception area, this room offers peace and tranquility for its current use. Having a window to the rear elevation which also serves as a fire escape window and two smaller windows to the side elevation. Additional features are sink with running water, radiator and ceiling light point. This room also provides access to two further rooms, one being a shower room.

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

Changing Room to Walk in Wardrobe: 1.12m (3'8") x 2.18m (7'2")

Having a light point, this room is currently used as a client changing area and leads onto the adjoining shower room/wc.

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.

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 Dining & Entertaining Space:

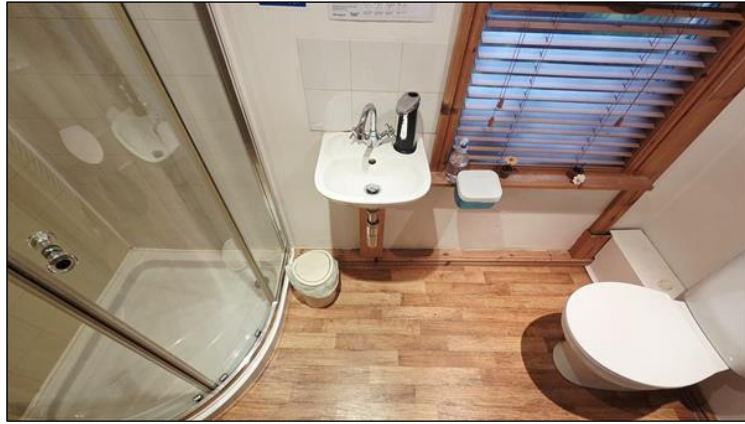
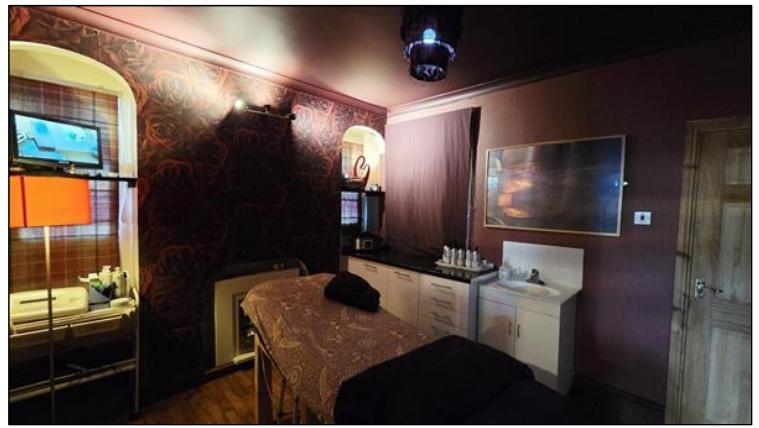
Extensive decking creates a versatile space for outdoor dining and entertaining, complemented by a BBQ/Pizza Oven, while a pond and established planting add to the sense of privacy. The garden provides a wonderful setting for summer gatherings or simply relaxing at the end of the day

A private south-west facing garden arranged across two levels, with extensive decking, lawn, established planting and a pond. The mature planting creates a peaceful and secluded feel, with no overlooking properties while the elevated decking provides an ideal spot to enjoy the afternoon and evening sun.

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.







Energy Performance Certificate

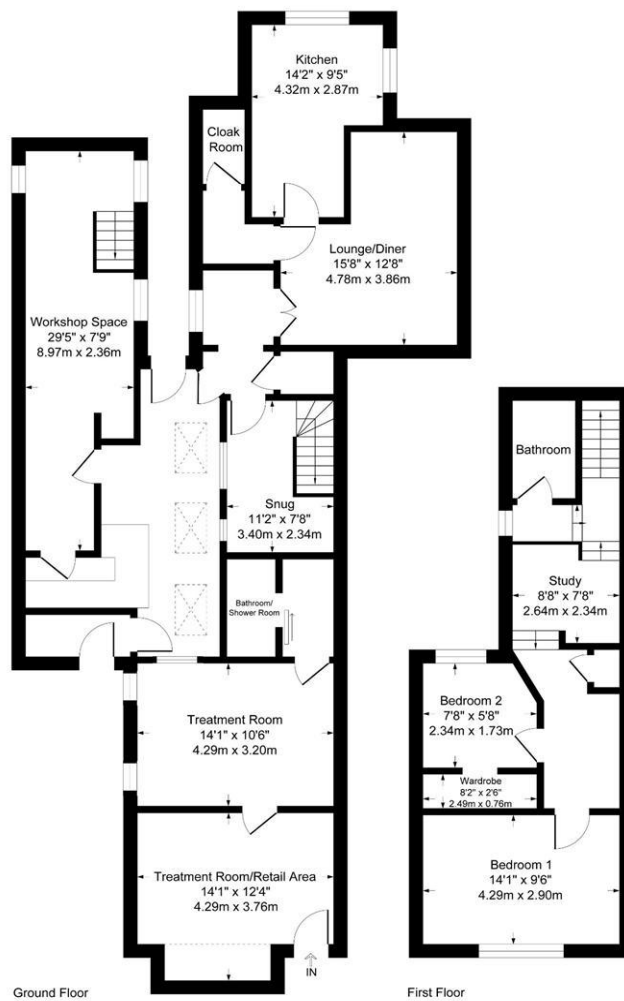
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

- £290,000 – A HOME WITH A DIFFERENCE
- 150-year-old Victorian character & former village bakery
- Two double bedrooms & unusually flexible living accommodation
- Private south/south-west facing garden with extensive decking & entertaining space
- Substantial separately accessed additional space
- Genuine live/work potential
- Large covered workshop/outbuilding with electricity & water
- Private driveway, exceptional flexibility & further potential subject to consents
- Prominent position on Chester Road, one of Winsford most desirable roads
- EPC Rating C
- Council Tax Band B

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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