



CREWE LANE SOUTH, CHESTER

£760,000

- AN IMPRESSIVE DETACHED CHARACTER FILLED HOME SAT ON A PLOT OF AROUND 1 ACRE.
- FOUR GOOD SIZED DOUBLE BEDROOMS TO THE FIRST FLOOR ALL OFFERING FIELD
- 4 GARAGES WITH PLENTY OF SCOPE FOR FURTHER MODERNISATION.

CREWE LANE SOUTH, CHESTER, CH3 6PH



Amidst the picturesque countryside, discover the quiet comfort of Small Acre, a spacious and character filled home, remastered and extended by its current owners over the years. The location of this home is delightfully rural yet anything but remote with Farndon village around a mile away. The area offers a tranquil rural environment, a strong sense of community spirit and close to historical landmarks. The village provides a peaceful lifestyle whilst still being well-connected to nearby towns and cities. The Roman city of Chester is around a 20 minute drive away and access in to other major cities is simple thanks to the motorway links nearby.

STEP INSIDE.

Privately set back from the road, the mature borders, trees and planting cocoon Small Acre bestowing upon it a sense of separation from the wider world. Make your way in to the hallway of this home, where access to the first floor landing can be found. The ground floor offers a downstairs W'C, a well proportioned utility room & plenty of storage. The principal rooms can be accessed from the hallway and lounge with a living flame gas fire with inglenook fireplace & sliding patio doors taking you out to the rear gardens. Perhaps a particular feature of this home

has to be all the large windows to the rear of the property which offer gorgeous garden views and uninterrupted views of the rolling countryside. A charming snug room offers a warm and welcoming place to relax after a long day at work and benefits from a further log burner with inglenook fireplace. There is a good sized dining room with doors taking you out to the rear garden. Kitchens are the heart of any good home and this one is no exception, this country kitchen is the ideal spot for cooking the whole family a Sunday roast and truly is the hub of this home.

THE FIRST FLOOR

Make your way up to the first floor of this delightful home and you are greeted by a good sized landing area with an abundance of storage areas. There is a family bathroom, a shower room and four very well proportioned bedrooms all of which offer beautiful views of the countryside.

OUTSIDE

If you are looking for a home with plenty of outdoor space then you are going to love Small Acre. There really is a surprise around each corner in this garden. Mainly laid to lawn, there are mature borders and shrubs which offer colour throughout all seasons. There is a feature pond &

generous sized patio areas to entertain the family on a summer day. There is plenty of off road parking with this home and the property comes complete with 4 garages. One of the double garages benefit from a first floor room which is currently being used an office, although allows for plenty of scope and improvement subject to the relevant permissions.

The property was built in the 1900's and is oil fired heating. There are solar panels for electricity at this home, perfect for those eager for cost effective living.

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Council Tax:

Band G

Local Authority:

Cheshire West and Chester Council

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Total Floor Area:
3,360 sq ft / 312 sq m

Viewings:
By prior appointment with the agent

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