



SAUGHALL ROAD, CHESTER

OFFERS IN EXCESS OF £550,000

- FORMER FARM COTTAGE
- SET WITHIN AN ACRE
- THREE RECEPTION ROOMS
- 1.1 MILES FROM CITY CENTRE
- RURAL SETTING
- PERIOD FEATURES

SAUGHALL ROAD, CHESTER, CH1 4BL



Welcome to The Chimneys. This three-bedroom former farm cottage, built in 1885, is located just 1.1 miles from Chester's city centre.

This home sits within roughly an acre, facing onto existing farmland fields. The Chimneys was historically part of a dairy farm and originally consisted of two separate cottages that have since been combined into one larger property. The current owners have lived in and enjoyed the property for over 30 years.

The property is accessed off Saughall Road via a U-shaped cobbled effect driveway and the house has three entrances. There are two entrance porches to the east and west of the property, and a rear entry door beside the main garage.

From left to right, the first porch leads into the living room, which features the original Victorian fireplace with a remote-controlled gas fire inside. Next is the kitchen, with farmhouse-style handmade pine cupboards and tiled work surfaces. Two doorways lead to a utility room on the left and a study on the right. At the rear of the ground floor is an additional living room with a feature fireplace, followed by the dining room and a downstairs toilet with wash basin. Each room boasts exposed timber ceiling beams, adding character and creating a true farmhouse feel. Throughout the

house there are also handmade ledge and brace farmhouse doors.

Ascending the stairs, you arrive at the large, corridor style landing with Velux windows above, bringing in plenty of natural light. The master bedroom, located at the rear, is a spacious double bedroom with a vaulted ceiling, fitted wardrobes, and views over the cottage garden. Two further bedrooms are similar in size, both featuring cast iron fireplaces. A large four-piece family bathroom serves the three bedrooms, complete with a roll-top bath, separate shower cubicle, WC, and sink.

The property includes a large, attached garage with power and lighting, as well as a separate large, wooded outbuilding that can be used for storage or as a workshop. The main garden area is southeast facing, with mature trees and borders. There are several seating areas to enjoy, including a wildlife garden. At the bottom of the garden is a summer house that captures the evening sun.

Located within easy walking distance of Chester's city centre, this fantastic location is well positioned on a bus route, with easy access to road networks and a stone's throw away from the Greyhound retail park. The current owners commissioned a set of architects drawings for a conversion/extension of the property which will be

included in the sale.

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Council Tax:

Band D

Local Authority:

Cheshire West and Chester Council

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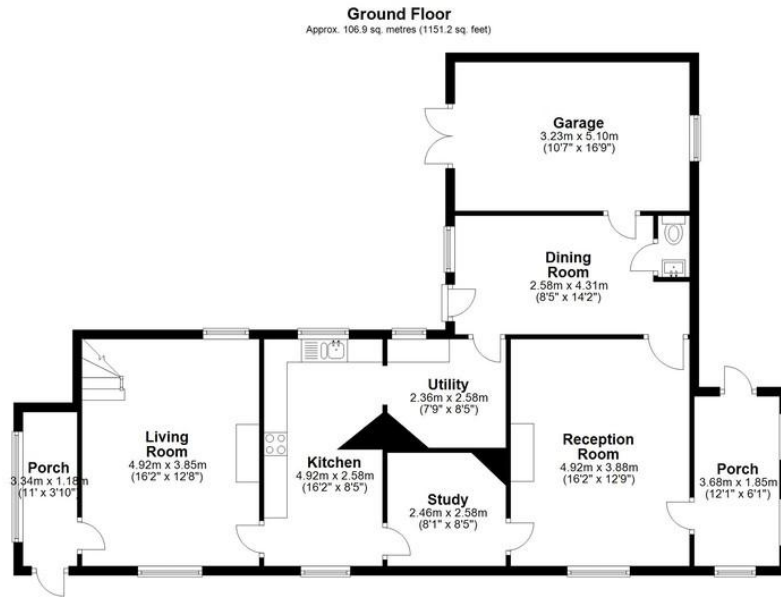


Total Floor Area:
1,866 sq ft / 173 sq m

Viewings:
By prior appointment with the agent

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Total area: approx. 173.3 sq. metres (1865.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

OFFICE CONTACT INFO

Urban Sale and Let
19 Charles Street
Hoole
Chester
Cheshire
CH2 3AY

01244350300
info@urbansaleandlet.co.uk
www.urbansaleandlet.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements