



## THE CHIMNEYS, 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

# THE CHIMNEYS, SAUGHALL ROAD, CHESTER

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BED BATH RECEPTION EPC

This charming three-bedroom former farm cottage, dating back to 1885, is just 1.1 miles from Chester's city centre.

Set on approximately an acre of land and overlooking open farmland, The Chimneys was once part of a working dairy farm. Originally two separate cottages, it has since been combined into a single, character-filled home. The current owners have cherished this property for over 30 years.

Accessed via a U-shaped cobbled-effect driveway off Saughall Road, the home offers three entrances: two porches on the east and west sides and a rear entry beside the main garage.

Upon entering, the first porch leads into the living room, where an original Victorian fireplace houses a remote-controlled gas fire. Next is the farmhouse-style kitchen, featuring handmade pine cupboards and tiled work surfaces. From here, two doorways lead to a utility room on the left and a study on the right. Toward the rear of the ground floor, you'll find an additional living room with a feature fireplace, a dining room, and a downstairs WC with a wash basin. Throughout the home, exposed timber ceiling beams and handmade ledge-and-brace farmhouse doors add to its rustic

charm.

Upstairs, a spacious corridor-style landing with Velux windows fills the space with natural light. The master bedroom, located at the rear, is a generous double with a vaulted ceiling, fitted wardrobes, and views over the cottage garden. Two further bedrooms, similar in size, each feature cast iron fireplaces. A large four-piece family bathroom serves all three bedrooms, complete with a roll-top bath, separate shower, WC, and sink.

The property benefits from a large attached garage with power and lighting, plus a substantial wooded outbuilding ideal for storage or a workshop. The southeast-facing main garden features mature trees, well-established borders, and multiple seating areas, including a tranquil wildlife garden. A summer house at the far end of the garden offers the perfect spot to enjoy the evening sun.

Conveniently located within walking distance of Chester's city centre, the home is also on a well-served bus route and offers easy access to road networks. The Greyhound Retail Park is just moments away. Additionally, the current owners have commissioned architectural drawings for a potential conversion/extension, which will be included in the sale.

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**Council Tax Band:** D

**Local Authority:** Cheshire West and Chester Council

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

**Tenure:** Freehold

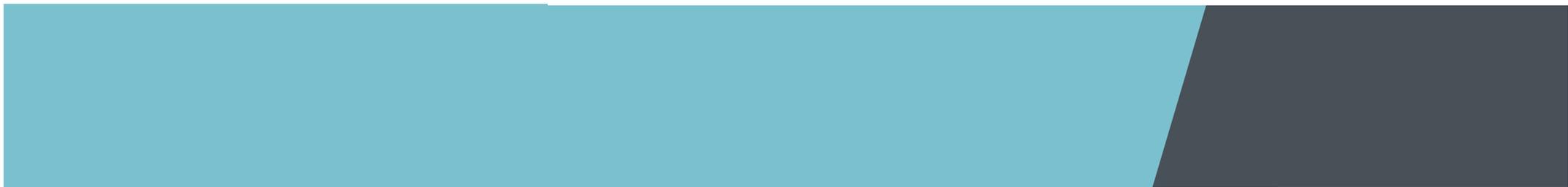
**Service Charge (per annum):**

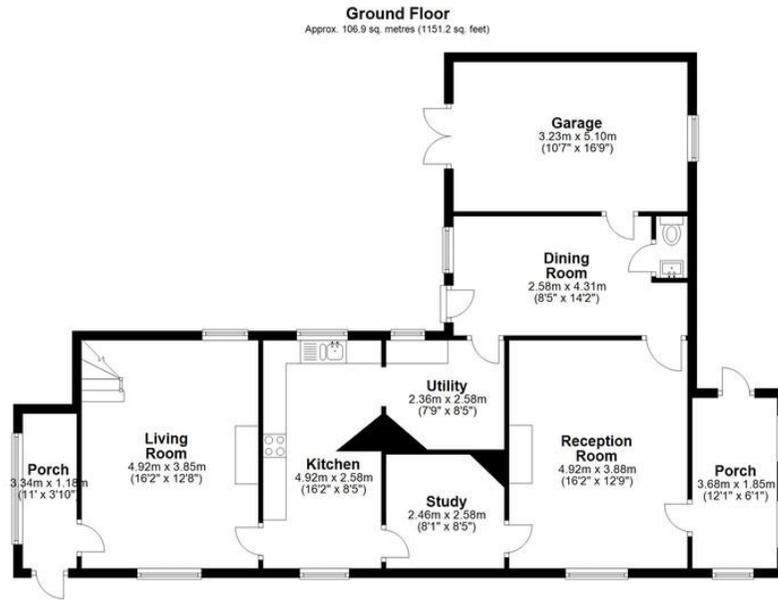
**Ground Rent (per annum):**

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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

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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