



THE CHIMNEYS, SAUGHALL ROAD, CHESTER

OFFERS IN EXCESS OF £550,000

- FORMER FARM COTTAGE
-
- THREE RECEPTION ROOMS

- 1.1 MILES FROM CITY CENTRE
- RURAL SETTING
- PERIOD FEATURES



THE CHIMNEYS, SAUGHALL ROAD, CHESTER

3
BED

1
BATH

3
RECEPTION

This delightful three-bedroom former farm cottage, dating back to 1885, lies just 1.1 miles from Chester city centre. Once a farm worker's residence, the property retains a wealth of original character yet presents excellent scope for further modernisation and renovation.

Set within a large plot 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. Adjacent is a secure gated lockable storage area for a caravan or motorhome. 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.

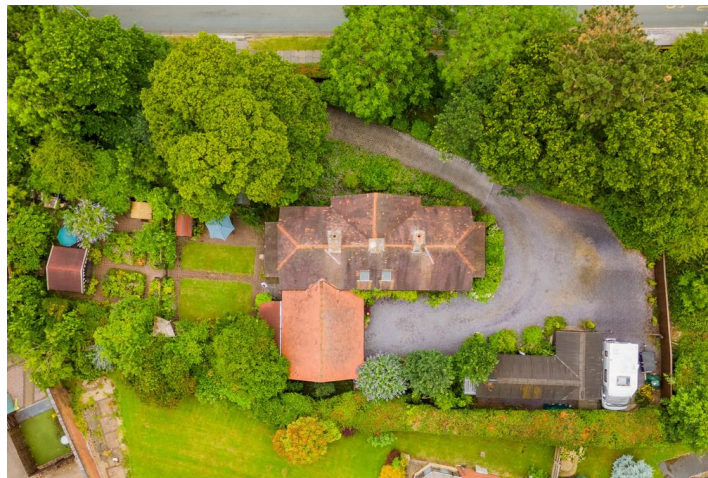
Conveniently located within walking distance of Chester's city centre, the home is also on a well-served bus route and offers easy access to road

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.

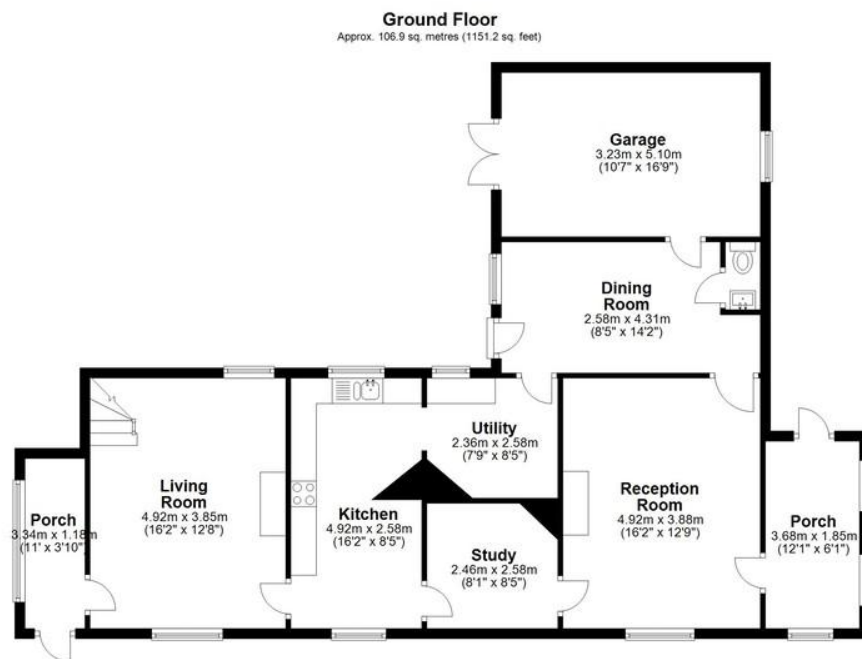












Total area: approx. 173.3 sq. metres (1865.7 sq. feet)

TOTAL FLOOR AREA

1,866 sq ft / 173 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

COUNCIL TAX

Band D

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

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

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