

# Town & Country

Estate & Letting Agents

Stringers Lane, Rossett

£350,000



Part of a charming courtyard in a picturesque rural setting, this characterful barn conversion features underfloor LPG heating, double glazing, and spacious living areas. Highlights include a dining room with a stone floor, a living room with exposed beams and French doors to the garden, and a fitted kitchen with integrated appliances and garden access. Upstairs offers three bedrooms, including a principal suite with a dressing area and ensuite, plus a family bathroom. Offered with no onward chain.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900



## DESCRIPTION

Forming part of a charming courtyard development in a beautiful rural setting, this characterful barn conversion benefits from liquid petroleum gas underfloor heating and double glazing. The property offers spacious accommodation, including a dining room with a stone-flagged floor, a living room with exposed beams and French doors opening to the rear garden, and a fitted kitchen with integrated appliances, also featuring French doors to the garden. On the first floor, the landing provides access to a family bathroom and three bedrooms, including the principal bedroom, which boasts a dressing area and an ensuite shower room. This property is available with the added advantage of no onward chain.



## LOCATION

Rossett is convenient for both Chester and Wrexham approximately 15 minutes' drive in either direction. There is a wide array of amenities nearby including the Grosvenor Pulford Hotel with its health club and spa, highly recommended schooling opportunities at nearby nurseries, primary schools and only a short distance to the King's and Queen's Independent Schools. Rossett is also blessed with extensive day-to-day facilities within the village including two village shops, great public houses and restaurants as well as a beautiful historic church and former mill. The location has excellent access to the wider north west road communications network via nearby junctions with the A481 and A55 expressways, as well as rail links from Wrexham and Chester.



## DIRECTIONS

From our Chester Branch on Lower Bridge Street, Chester; Head south towards St Olave Street, Turn right onto Castle Street and head towards the roundabout. At the roundabout, take the 1st exit onto Grosvenor Road, Go over the bridge, once arriving at the Overleigh Roundabout, stay in the left lane and follow the floor markings to the 3rd Exit onto Lache Lane. Follow Lache Lane for 2.2 miles and upon reaching the next roundabout take the 3rd Exit heading towards Higher Kinnerton for 1.5 miles. Turn left onto Sandy lane and take the first left onto The Green. Continue down The Green until meeting with Stringers Lane and the property will be located on the right.



## ENTRANCE HALL/DINER

15'7 x 8'1

A double-glazed door opens onto a stone-flagged floor, complemented by a double-glazed window facing the front elevation with a wooden windowsill. Stairs with a painted banister, balustrade, and panelling lead to the first-floor accommodation, with a storage cupboard beneath. Doors provide access to the kitchen, living room, and a walk-in storage cupboard measuring 6'1" x 2'10", featuring recessed ceiling downlights.



## LIVING ROOM

18'4 x 11' (max)

Featuring engineered oak flooring, this room boasts a double-glazed window with a wooden windowsill overlooking the front elevation.

A living flame gas fire is set within a granite hearth with a wooden surround, adding to the charm. The ceiling showcases exposed beams and recessed downlights, while double-glazed French doors with a wooden lintel open to the rear garden.



## KITCHEN

15'6 x 10

Fitted with a range of light woodgrain-effect wall, base, and drawer units, complemented by a display cabinet and ornamental handles. Granite work surfaces include a breakfast bar and house a stainless steel one-and-a-half bowl sink with a mixer tap. Integrated appliances comprise a stainless steel double oven, fridge/freezer, washing machine, and slimline dishwasher. Additional features include a wall-mounted combination boiler, ceramic tile flooring, a double-glazed window with a wooden windowsill overlooking the rear garden, and double-glazed French doors with a wooden lintel leading out to the garden.



## FIRST FLOOR LANDING

Featuring exposed beams and lintels, recessed downlights set within the ceiling, and a skylight to the rear elevation, the landing provides access to the family bathroom and all three bedrooms. The principal bedroom includes a dressing area and an ensuite shower room.



## PRINCIPAL BEDROOM

11'9 x 11'2

Featuring a double-glazed window with a wooden windowsill and lintel above, overlooking the rear garden, along with a skylight with an integrated blind facing the rear. The room also has exposed beams and recessed downlights in the ceiling, and an open archway leading to a dressing area measuring 11'2" by 2'6", with double-level hanging and shelving. A doorway from the dressing area opens to the ensuite shower room.



## ENSUITE SHOWER ROOM

11'2 x 4'1

Fitted with an oversized shower enclosure featuring a thermostatic shower, a low-level WC, and a pedestal wash basin. The room also includes a ceramic tile floor and tiled walls, a chrome electric heated towel rail, and an opaque double-glazed window with a wooden windowsill overlooking the front elevation. Recessed downlights are set within the ceiling.



## BEDROOM TWO

8'6 x 12'6

Featuring a double-glazed window overlooking the front elevation with a wooden windowsill and lintel above, recessed downlights set within the ceiling, an exposed beam, and a skylight with an integrated blind facing the front elevation.



## BEDROOM THREE

6'7 x 9'2

Featuring a window overlooking the rear elevation with a wooden sill and lintel above, the ceiling includes an exposed beam, recessed downlights, and a skylight facing the rear elevation with an integrated blind.



## BATHROOM

6'2 x 6'3

Fitted with a white three-piece suite, including a panel bath with a mixer tap and shower extension, a low-level WC, and a pedestal wash hand basin. The room features a ceramic tile floor and tiled walls, a chrome electric heated towel rail, recessed downlights in the ceiling, and an extractor fan.



## EXTERNALLY

The property is part of a courtyard development, with gravel off-road parking in front of a single garage located off the main entrance and turning circle. To the front of the property is a shared gravel courtyard featuring a central water feature, along with a cobblestone pathway leading to the front door and shrubbed garden. The rear garden is low-maintenance, with a paved patio area, woodchip garden, outdoor lighting, and a water supply. It is enclosed by timber fencing and has rear access.



## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Council Tax Band: F

Council Tax Amount: £2,909.00

Leasehold: 999 year lease from 2002

Community Charge: TBC

Service/Ground Rent: TBC

## MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

