

# Town & Country

Estate & Letting Agents

Main Road, Higher Kinnerton

Offers In Excess Of £699,950



## VIRTUAL TOUR AVAILABLE

A beautiful and distinct five-bedroom detached Victorian home located in an award-winning village. Comprising of two former properties and a barn, the ground floor features a cosy lounge with an open fire, a study/sitting room with a cast-iron multifuel burner, a spacious living room, a dining room, a kitchen-breakfast, and a versatile playroom. The first floor accommodation features five bedrooms, one en-suite and two modern bathrooms. The property benefits from double glazing and gas central heating throughout and features a private courtyard and a south facing garden, viewing is advised to appreciate this lovely home.

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## DESCRIPTION

Nestled in the award-winning village of Higher Kinnerton, this exquisite Victorian home seamlessly blends two former properties; a stone building (now rendered), dated circa 1850 and a red-brick shop constructed in 1897; and a barn. Now a substantial, beautifully presented and distinctive detached, family home. Benefiting from double glazing and central heating throughout, the internal accommodation comprises of an entrance hall, sitting room/study with multifuel cast iron burner, lounge with open fire, a dining room, a stunning L-Shaped kitchen/breakfast room with a utility room, a cloakroom W.C. and a large living room with a versatile playroom with stairs rising to the fifth bedroom. The first-floor landing offers access to attractive Victorian style bathroom suites, as well as four spacious bedrooms, the principal featuring a balcony, dressing room and ensuite shower room. Externally to the front of the property is a slate chip forecourt with topiary hedging, and an iron gate opens to a brick block pathway leading to the main access door to the residence. Double timber gates to the side offering vehicular access to the property's courtyard parking and garage. The garden enjoys a lovely southerly facing orientation being beautifully attended with a large, paved patio area, an ornamental pond, laid to lawn with well-stocked mature planted borders, mature plants and trees predominantly enclosed by hedging and timber fence panelling with timber gated side access, external lighting and water supply.



## LOCATION

The property is located in the sought after and family friendly village of Higher Kinnerton, the village is a short drive from Chester and within easy access to Chester Business Park, Airbus, the A55 and the motorway, allowing daily commuting to the various commercial and industrial centers. The property is also within easy commuting distance of Wrexham and Mold. The village center provides day to day shopping facilities, social amenities, including a very popular coffee shop, an excellent primary school, general store, two public houses, church and children's play park, with regular public transport into Chester city center. There are excellent shopping facilities at Broughton Retail Park, with its cinema complex, restaurants, a Tesco superstore and a range of High Street shopping outlets.

## DIRECTIONS

From our Chester Branch: Head west on Castle Street toward Bunce Street, taking the 1st exit onto Grosvenor Rd/A483 at the roundabout. Follow the road for 0.5 Miles, at the roundabout take the 2nd exit onto Lache Lane, follow the road for 2.2 Miles to the next roundabout, take the 3rd exit and stay on Lache Lane, continue for 1.5 Mile then take a slight left onto Main Road. Follow for 1.9 Miles and you will reach the property.

## ENTRANCE HALL

An opaque double-glazed front door opens to quarry tiled flooring, a column-style radiator and stairs rising to the first-floor accommodation. A window faces the front elevation, and doors lead to the dining and study/sitting rooms.



## STUDY/SITTING ROOM

11'8" x 13'5"

With engineered oak flooring, this double-aspect room has a window to both the front and side elevations, a radiator and at the centre of the room is a cast iron multifuel burner on a granite hearth; a door opens to the kitchen/breakfast room.



## DINING ROOM

13'7" x 10'10"

Continuing with engineered oak flooring, this double-aspect room features windows facing both front and rear elevations, doors opening to the



lounge and kitchen/breakfast room, and a cast iron multifuel fuel burner set beneath an oak mantle on flagstone.



## LOUNGE

14'2" x 13'6"

The lounge is perfect for keeping warm during winter months, featuring an exposed brick flu with a solid fuel grate, a substantial exposed ceiling beam and a window facing the front elevation with a radiator below.



## KITCHEN/BREAKFAST ROOM

15'10" x 18'

This beautifully fitted kitchen/breakfast room features a range of inset shaker-style wall, base, and drawer units. Granite work surfaces are fitted throughout, complemented by a ceramic one-and-a-half-bowl sink unit with a mixer tap and tiled splashbacks. There's space for a range-style cooker, with a stainless steel and glass extractor above. Integrated appliances include a dishwasher, tower fridge, tower freezer, and a stainless-steel microwave. The flooring is finished with quarry tiles, and the room is heated by a radiator. A window overlooks the garden, and there's a stable-style back door, as well as doors leading to the living room and utility room.



## BREAKFAST AREA



## UTILITY ROOM

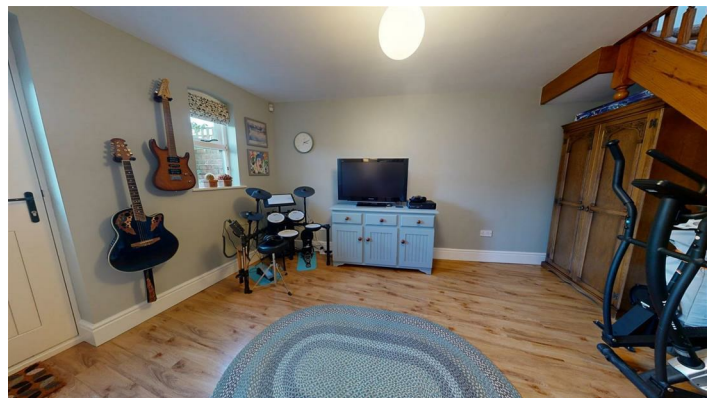
7'5" x 5'6"

Fitted with shaker-style wall and base units, all complemented by stainless steel handles, the utility room features tiled flooring, granite work surfaces that match those in the kitchen comprising a Belfast sink unit with a mixer tap and tiled splashbacks, as well as space and plumbing for a washing machine and room for a dryer. A cupboard above houses the gas boiler and a double-glazed back door opens to the courtyard.

## CLOAKROOM WC

8'8" x 3'2"

Featuring ceramic tiled floor and opaque window facing the courtyard, a chrome heated towel rail, and low-level WC along with a hand wash basin with a tile splashback.



## PLAYROOM

14'10" x 11'5"

Offering versatile use (currently being used as a music room/gym), this room is accessible from both the living room and its own separate double-glazed door leading from the courtyard. Featuring a window overlooking the courtyard, a radiator, Karndean flooring, and an open staircase with a banister and spindle balustrades, rising to the fifth bedroom above



## LIVING ROOM

19'3" x 15'3"

A lovely, spacious room with three windows overlooking the garden, two radiators, and a window opening to the courtyard. Double-glazed French doors also lead to the courtyard. A living flame cast-iron style burner sits on a slate hearth, and double doors open to the playroom.



## BEDROOM FIVE

14'10" x 10'4"

Currently used as a craft/study area, with exposed beams set in a semi-vaulted ceiling and skylights to both elevations, there is a radiator and an opaque window.



## FIRST FLOOR LANDING

Featuring a banister with spindle balustrades and an exposed beam in the ceiling, there are two radiators and two windows overlooking the rear courtyard. Doors lead to two bathrooms and four bedrooms, the principal has a dressing room and en-suite facilities.



## DRESSING ROOM

10'3" x 10'6"

The room features a radiator and exposed beams within a semi-vaulted ceiling. Three sets of double wardrobes are seamlessly integrated, leading into the bedroom, with a door that opens to the ensuite shower room.



## BEDROOM ONE

14'9" x 12'2"

The principal bedroom features exposed beams set within a semi-vaulted ceiling, dormer windows with a radiator below. A double-glazed door opens to a balcony overlooking the courtyard below.



## ENSUITE SHOWER ROOM

7'5" x 3'8"

Installed with an attractive modern white three-piece suite comprising of a low-level WC, a pedestal wash hand basin and oversized shower enclosure with fixed thermostatic overhead shower rose and inset shelf. Fully tiled walls feature a chrome heated towel rail with a built-in shelf cabinet above, and set with the ceiling is an extractor fan, an exposed beam and a skylight.



## BATHROOM ONE

9' x 8'10"

The principal bathroom is fitted with a lovely, modern, classy four-piece white suite, the bathroom includes a roll-top freestanding bath with a Victorian-style mixer tap and handheld shower extension, a dual-flush low-level WC, a pedestal wash hand basin and a fully tiled shower enclosure with an electric shower. The ceiling features an oak beam and an extractor fan, while an opaque window overlooks the garden. A chrome heated towel rail is mounted on the wall.





## BATHROOM TWO

7'4" x 7'8"

The second bathroom is installed with a beautiful three-piece suite in a Victorian style and comprising a roll top clawfoot slipper bath with mixer tap incorporating handheld shower extension, a dual flush low-level WC, a pedestal wash hand basin, partially wooden panel walls with a column style radiator incorporating a heated towel rail, an opaque window faces the garden and set within the ceiling is an extractor fan.



## BEDROOM THREE

14'10" x 13'8"

The third bedroom provides a window facing the front elevation and a radiator below.



## BEDROOM TWO

13'8" x 12'9"

a double aspect room with windows to both front and side elevations, a radiator, a cast iron ornamental fireplace with exposed beams within the ceiling two sets of built-in double wardrobes along with a built-in cupboard over the bulkhead.



## BEDROOM FOUR

10'10" x 10'6"

Continuing with the theme, this bedroom has exposed beams within a semi-vaulted ceiling, with a window to the front elevation and a radiator.





## EXTERNALLY

Timber gates open to brick block off-road parking with space for several vehicles, enclosed by shrub borders and a brick wall. There is secluded bin storage, outside lighting and access to the garage.



## GARDEN

The garden benefits from a lovely southerly aspect and is beautifully maintained, featuring a large, paved patio area, an ornamental pond, and well-stocked borders with a variety of plants and trees. The garden is predominantly enclosed by hedging and timber fencing, with side access via a timber gate, external lighting, and a water supply.



## COURTYARD

### SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.  
Council Tax Band H: £4,096.90  
Tenure: Freehold

### 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.

### MORTGAGE SERVICES

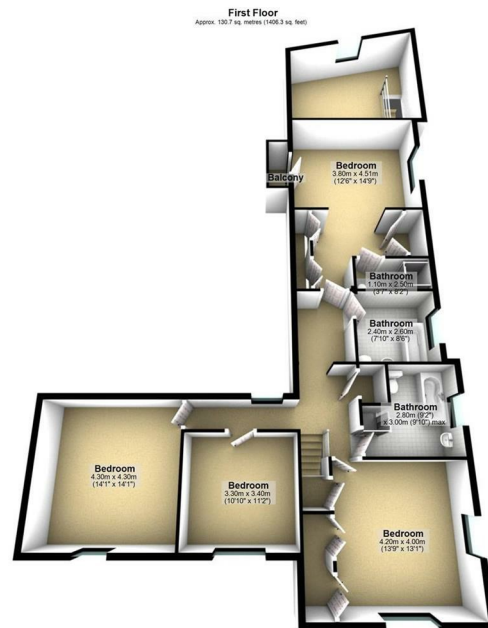
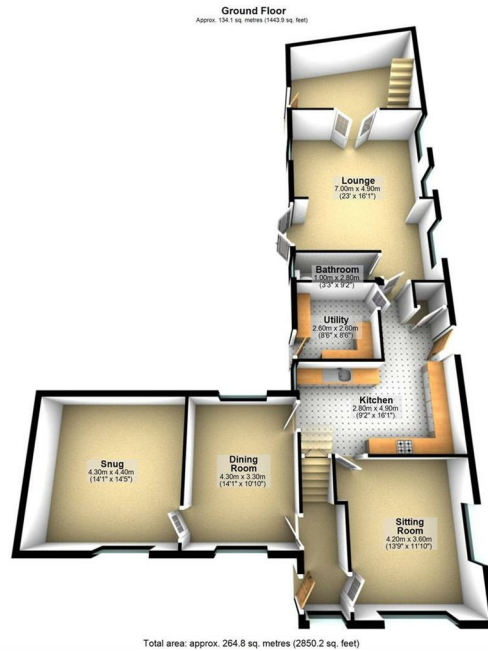
Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies 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.**



## GARAGE

A detached brick-built garage with a sloping roof and accessed through double timber doors



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	