



**WISHING STEPS**  
14 CITY WALLS, CHESTER

**JACKSON-STOPS** 



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## WISHING STEPS, 14 CITY WALLS CHESTER

TOTAL APPROX. FLOOR AREA 2369 SQ FT - 220.08 SQ M

A RECENTLY RENOVATED CHARMING  
GRADE II LISTED GEORGIAN TOWN  
HOUSE SET ON THE HISTORIC CITY WALLS  
OVERLOOKING THE RIVER DEE



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### DISTANCES

CHESTER CITY CENTRE 0.25 MILES

CHESTER TRAIN STATION 1 MILE

WREXHAM 12 MILES

LIVERPOOL 28 MILES

MANCHESTER 42 MILES

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### ACCOMMODATION

- Entrance Hall; Sitting Room; Dining Room; First Floor Drawing Room; Kitchen/Breakfast Room; Utility Room; Downstairs Shower Room; Pantry;
- Basement with Games Room/Bedroom 4; Store/Plant Room; Wine Store;
- Master Bedroom with en-suite Bathroom; 2 Further Double Bedrooms; Family Shower Room;
- Rear Courtyard; Walled Garden; 2 Outhouses; Direct access to City Walls; River Views;







## LOCATION

Wishing Steps occupies an extremely sought after location on the City Walls within walking distance of the centre of Chester and enjoys a wonderful aspect across the River Dee and The Groves. The city with its many fine period buildings has a good selection of shops many of which are situated on the famous Chester Rows complemented by out of town retail parks and supermarkets at the nearby Cheshire Oaks and Broughton shopping centres.

The city offers a good selection of both private and state schools including the King's and Queen's which are both within walking distance. On the recreational front there is sailing and rowing on the river, tennis and squash clubs on Wrexham Road, cricket, rugby and football clubs nearby, golf at Chester Curzon Park and horseracing on the Roodee course.

## COMMUNICATIONS

Owing to its location Wishing Steps is conveniently placed for both the City Centre and Chester Business Park being just 2 ½ miles from the southerly by-pass allowing for ease of access to the Wrexham and Deeside Industrial Parks. The southerly by-pass connects with the national motorway just beyond Chester





permitting daily travel to all areas of commerce along the M53/ M56 corridors including Liverpool and Manchester which are both served by international airports. Travel to London is available from Chester Station via Crewe from which there is a 1 hr 40 mins service to Euston.

## DESCRIPTION

Wishing Steps is a distinctive period town house Listed Grade II and believed to date from circa 1800. It is constructed of brick under a slate roof with symmetrical front façade incorporating sash windows and central front door beneath a fan light. The present owners have carried out a scheme of modernisation in the last 5 years yet retaining much of the character and original features including period fireplaces, elegant turned staircase with mahogany hand rail, sash windows, shutters and moulded ceiling cornices.

The accommodation at Wishing Steps is arranged over 4 floors to include a useful basement. Beneath the main staircase, off the entrance hall, access is gained to the basement which has been tanked in recent years and provides further living accommodation with games room /bedroom 4, wine store and a further storage room which houses a modern Worcester boiler, hot water cylinder and has cupboard space as well as a hand basin.

The entrance hall contains an elegant turned staircase leading to the first and second floors. To the side of the staircase is the sitting room with wood burning stove, dual aspect to the walls and River Dee with the benefit of bespoke shutters. On the opposite side of the hall is the dining room with feature fireplace which in turn connects to a modern fitted kitchen. The kitchen has been transformed to include fully fitted wall and base units with a breakfast bar and granite work surfaces. There is a Stoves Rangemaster oven & extractor, Blanco sink & drainer, Caple fridge/freezer, Hotpoint dishwasher, Neff microwave and



the room benefits from underfloor heating with a Heatmiser control panel. Off the kitchen is a walk-in pantry with built in shelving, separate utility room with double sink & drainer and plumbing for washing machine along with a newly remodelled downstairs shower room on the far side of the kitchen. The kitchen also has access to a rear courtyard via French doors and contains 2 sky lights allowing plenty of light into the room.

At first floor level there is a cosy half landing which could be used as a reading area or possibly for a desk with a window to the rear. The landing gives access to a spacious first floor drawing room which offers commanding views towards the river with dual aspect and contains an open fire with slate hearth, built in shelving and cupboard space as well as the original shutters and sash windows. On the opposite side of the landing is bedroom 3 with built-in shelves, feature fireplace and views to the front garden and The Walls. This bedroom is served by a newly fitted shower room on the half landing between the first and second floors. This shower room also serves bedroom 2 on the top floor which is of a similar proportion to bedroom 3 albeit with further cupboard space and enhanced views of The Walls and the river. Opposite bedroom 2 the landing leads to the master bedroom with en-suite bathroom to include roll top bath, low flush w.c, hand basin and dual aspect with views towards the river. The bedroom itself has lovely views to the south and contains a

newly fitted stained glass window which is an attractive feature and also serves to provide light from the en-suite bathroom. There is also a linen cupboard and loft access from the main bedroom.

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## OUTSIDE

The property is accessed via a gate from The Walls leading to the front of the house where there is a York Stone terrace with sandstone steps leading up to an attractive walled garden. The garden has been redesigned and is planted with box hedging, shrub borders and a seating area underneath a pergola surrounded by high walls providing privacy and shelter. There is a door within the walled garden that gives access to an enclosed rear courtyard and seating area with 2 outhouses which provide good storage space. The property has direct access to the City Walls and enjoys pleasant views of The Groves and River Dee.

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## PROPERTY INFORMATION

**Address:** Wishing Steps, 14 City Walls, Chester, CH1 1SB

**Tenure:** Freehold with vacant possession

**Services:** All mains services connected. Burglar Alarm. Telephone line and broadband connection.

**Local Authority:** Cheshire West & Chester Council –  
Tel: 0300 123 8123

**Council Tax:** Band E – £2,294.81 amount payable 2020/21.

**Viewings:** Strictly by appointment via Jackson-Stops, Chester office Tel: 01244 328 361

**Fixtures:** Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are excluded from the sale. Certain items may be available by separate negotiation.

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## DIRECTIONS

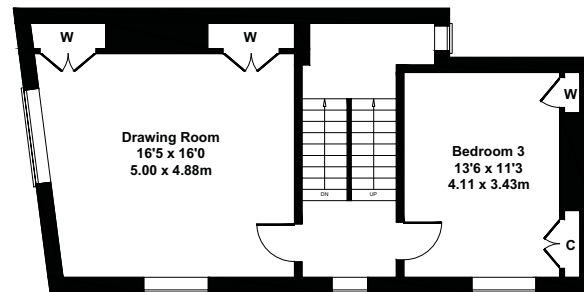
From the centre of Chester proceed down Lower Bridge Street bearing left before the Bridge Gate onto Duke Street. Proceed to the bend in the road and upon reaching The Walls bear right along the footpath. Wishing Steps will be seen on the right hand side after a short distance. Alternatively, the property can be approached from Handbridge over the Old Dee Bridge and then turning right onto The Walls.



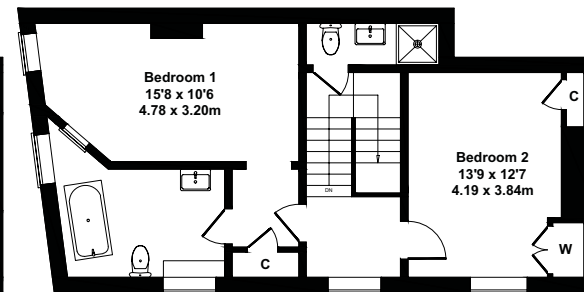
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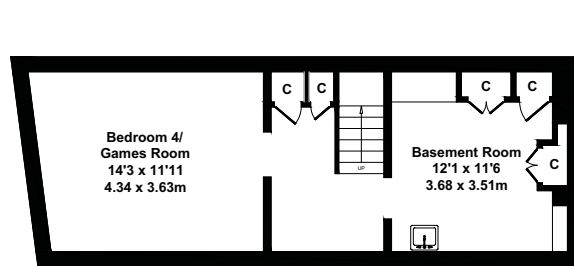
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



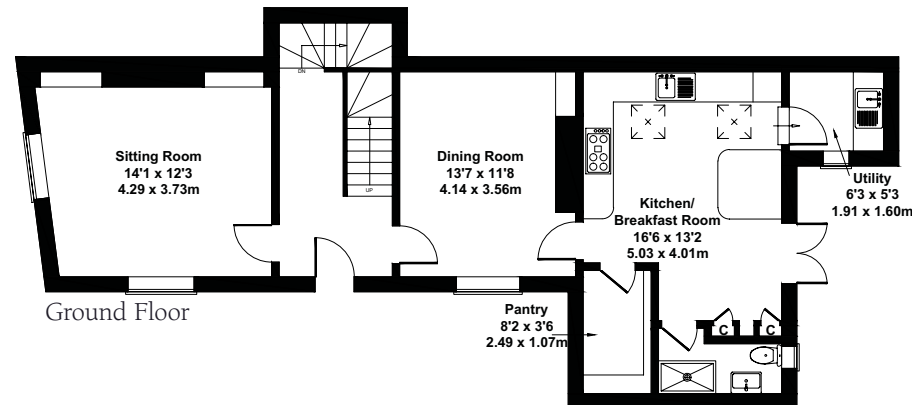
First Floor



Second Floor



Basement



Ground Floor

**Important Notice** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.

2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.

CHESTER

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