

Matthews

CHESTER



Elm House, Plough Lane, Christleton, Chester, CH3 7PT
Asking Price:
£1,250,000

Freehold

A substantially extended and very tastefully presented four bedroom Victorian detached house, with double garage/studio flat, extremely useful two bedroom cottage, acreage and a very popular rural village location to the east of Chester.

Brief Description The introduction of this property to the market represents the increasingly rare opportunity to acquire a superb example of the ever-popular Victorian era, situated in the highly regarded village of Christleton, with its attendant facilities and respected secondary school. Elm House itself was the subject of a substantial refurbishment and extension programme in 2008, which has provided very tasteful accommodation and numerous enhancements and accommodation which includes a superb kitchen and impressive sitting room with multi fuel stove. In addition to the main house, there is just over a 1.5 acres of paddock land/woodland (with the possibility of equestrian use), a machinery store, a double garage with a first floor studio flat, and a separate two bedroomed cottage. All of these additional elements will undoubtedly appeal to a wide variety of purchasers due to their provision of additional income streams or the occupation of family members, or indeed the possible use as home offices. The main house itself is served by a gas central heating system with underfloor heating (to the kitchen/breakfast room/garden room), a pressurised hot water system with back-up solar hot water heating panels, a 7000L rainwater collection system, timber framed double glazed windows, oak internal doors and some oak flooring, an RCD/circuit breaker controlled electrical system, connections to all mains services and the following accommodation which is described in detail below.

Reception Hall 14'8" x 11'1" max (4.47m x 3.38m max). With solid oak front door, tiled flooring, radiator and understairs storage cupboard.

Sitting/Dining Room 27'4" x 20'9" (8.33m x 6.32m). A superbly proportioned L-shaped main reception room, with oak flooring, two bow bay windows, an additional side window, three radiators, television point, inner doorways from the entrance hall and kitchen/breakfast room, and superb exposed brick full height fireplace surround with multi fuel stove.

Kitchen/Breakfast Room/Garden Room 25'9" x 22'7" (7.85m x 6.88m). Another very well-proportioned L-shaped room, with superb aspects over the garden to the west and the inner courtyard seating area, tiled flooring, ceiling downlighters, external double glazed double doors opening onto the courtyard seating area, television and telephone points, inner doorways to the entrance hall, sitting room and snug, and a high quality solid oak kitchen with part painted sections, granite work surfaces and upstands, island unit with stainless steel double bowl sink unit and swan neck mixer tap, dual fuel cooking range, concealed lighting, integrated dishwasher, and points and space for an American style refrigerator/freezer.

Snug 18'5" x 10'4" (5.61m x 3.15m). A delightful second sitting room/ground floor occasional bedroom due to its en-suite facilities, with dual aspect windows, two radiators, television point and inner doorway leading to an en-suite shower room.



En-Suite Shower Room 8'8" x 5'1" (2.64m x 1.55m). With white suite having chromium fittings comprising larger than average tiled shower cubicle with fitted twin head thermostatically controlled shower unit, wash hand basin with mixer tap, dual flush concealed cistern WC, ceiling downlighters, fan, tiled walls, tiled flooring and heated chromium ladder style towel rail/radiator.

Utility Room 10'4" x 7'10" (3.15m x 2.4m). With external stable door leading onto the courtyard seating area, tiled flooring, radiator, storage cupboard, work surface, circular stainless steel sink unit with chromium mixer tap, points and space for a washing machine, deep freezer and tumble dryer, and inner doorways leading to the boiler/boot room and WC.

Boiler/Boot Room 4'11" x 4'5" (1.5m x 1.35m). With tiled flooring, radiator, fitted shelving, ceiling downlighters and double doored airing cupboard housing the boiler, central heating control timer, rainwater system control box and pressure vessel.

WC 5'9" x 3'6" (1.75m x 1.07m). With white suite having chromium fittings comprising wash hand basin with mixer tap and storage cupboard beneath, hidden cistern dual flush WC, radiator, ceiling downlighters, fan and tiled flooring.

Landing 20'2" x 6'1" max (6.15m x 1.85m max). With solid oak staircase leading from the entrance hall, linen cupboard with radiator and doorways to the following rooms.

Bedroom One 14'9" x 13'9" (4.5m x 4.2m). With loft access hatch, radiator and inner doorway leading to a Jack & Jill en-suite bathroom.

Jack & Jill En-Suite Bathroom 11' x 6'7" max (3.35m x 2m max). With white suite having chromium fittings comprising larger than average tiled shower cubicle with fitted drench style thermostatically controlled shower head, wash hand basin with facing backlit mirror and shaver point, dual flush concealed cistern WC, radiator, ceiling downlighters, fan, tiled walls and tiled flooring.

Bedroom Two 14'10" x 13'8" (4.52m x 4.17m). With radiator, wall lights, mid-level television point and built-in wardrobe/storage cupboard.

Bedroom Three 11'5" x 10'4" (3.48m x 3.15m). With radiator, aspect over the gardens to the west, built-in wardrobes/storage cupboards and inner doorway leading to the Jack & Jill en-suite shower room.

Bedroom Four 13'3" x 8'11" (4.04m x 2.72m). With radiator, wash hand basin, shaver point, aspect over the courtyard seating area, double doored wardrobe/storage cupboard and cylinder cupboard housing a high capacity pressurised hot water cylinder.

Family Bathroom 12' x 6'10" (3.66m x 2.08m). With white suite having chromium fittings comprising tile edged bath with combination mixer tap/shower fitting, larger than average tiled shower cubicle with fitted thermostatically controlled shower unit, wash hand basin with chromium swan neck style mixer tap, facing mirror and shaver point, dual flush hidden cistern WC, upper storage cupboard, ceiling downlighters, fan, heated chromium ladder style towel rail/radiator, part tiled walls and tiled flooring.

Elm Cottage Entrance Hall 12'6" x 3'9" (3.8m x 1.14m). With electric panel heater, tiled flooring, main entrance door, inner doorway leading to the kitchen and inner throughway leading to the sitting room.

Elm Cottage Sitting Room 12'7" x 10'9" (3.84m x 3.28m). With tiled flooring, electric panel heater, telephone point, television point and inner doorway leading to a utility room.

Elm Cottage Utility Room 8'1" x 4'3" (2.46m x 1.3m). With wash hand basin, tiled flooring, fitted shelving, coat hooks, and points and space for a washing machine.

Elm Cottage Kitchen 12'7" x 7'1" (3.84m x 2.16m). With tiled flooring, stainless steel single drainer sink unit with mixer tap, fitted range of storage units with granite effect work surfaces, and points and space for an electric cooker and refrigerator/freezer.

Elm Cottage Landing 7'8" (2.34) max x 6'9" (2.06) max. With staircase leading from the entrance hall and doorways to the following rooms.

Elm Cottage Bedroom One 12'8" x 11' max (3.86m x 3.35m max). With dual aspect windows having superb aspects over the paddock land and gardens to the north, electric panel heater, upper storage cupboard, built-in double doored wardrobe/storage cupboard, and walk-in airing cupboard with slatted shelving and electrically heated hot water cylinder.

Elm Cottage Bedroom Two 7'6" x 6'9" (2.29m x 2.06m). With superb aspects over paddock land.

Elm Cottage Shower Room 5'9" x 4'4" (1.75m x 1.32m). With white suite having chromium fittings comprising tiled shower cubicle with fitted electric shower unit, wash hand basin with tiled splashback, fan and tile effect flooring.

Elm Cottage Separate WC 4'6" x 3'7" (1.37m x 1.1m). With white suite having chromium fittings comprising wash hand basin with tiled splashback, WC and tile effect flooring.

Double Garage 20' x 20' (6.1m x 6.1m). With two arched sets of vehicular entrance doors, separate RCD control panel, power points and lighting.

Studio Flat Entrance Hall 13'5" x 5'2" (4.1m x 1.57m). With doorway leading to the shower room and staircase to the first floor accommodation, tiled flooring, coat hooks, understairs storage area, Worcester combination central heating/hot water boiler, and points and space for washing machine.

Studio Flat Shower Room 6'8" x 5'2" (2.03m x 1.57m). With white suite comprising tiled shower cubicle with fitted thermostatically controlled shower unit, wash hand basin and WC.

Studio Flat Sitting Room/Kitchen/Bedroom 25'6" x 20' (7.77m x 6.1m). With staircase from the entrance hall, grained flooring to the kitchen area which has fitted range of wall and base units, stainless steel single drainer sink unit with mixer tap, points and space for a refrigerator/freezer, television point and telephone point, dual aspect windows and six Velux windows (with blackout blinds).

Outside The grounds to Elm House are a particular feature, being especially attractive, well planned and laid out in a series of different areas as follows. A gated and pebbled driveway with multiple parking spaces leads from Plough Lane to the main entrance doors of Elm House and Elm Cottage, and then to the garage and studio flat. Proceeding in a clockwise direction from the front of Elm House, to the west there is an attractive lawned garden with very well stocked borders, boundary screen hedging and a series of mature deciduous and evergreen trees, and gated access to a delightful Indian stone laid courtyard seating area bounded by Elm House and Elm Cottage (with two power points and lighting). From the lawned garden to the west, a trellis worked arch leads to a further lawned garden/orchard to the north, with a timber construction shed, fruit trees, log store, machinery store and brick built outbuilding, and a further flagged seating area bounded by the rear of Elm Cottage and the garage/studio flat, a gateway then leads from this area to a further grassed and lawned section with additional log store, kitchen garden, hen run, greenhouse, shuttered vegetable beds, beautiful mature oak tree and superb rural aspects. A gateway from this area then leads to the north and east to an extensive area of paddock land of approximately 1½ acres in total. This has been laid fallow by the present owners and allowed to return to a wild meadow, enhanced by mown pathways providing delightful walks, and woodland screening to the north and east. Vehicular and pedestrian access to this paddock land can be gained either from the main Elm House pebbled driveway or via an adjacent gravelled and pebbled driveway not within the ownership of Elm House but having a vehicular and pedestrian right of way in favour of Elm House.

Important Notice Prospective purchasers should be aware that the paddock land to the north of the property containing the hen run, vegetable plot, shuttered beds and greenhouse is currently subject to a possessory title application, which the vendors are confident will be signed off prior to completion.

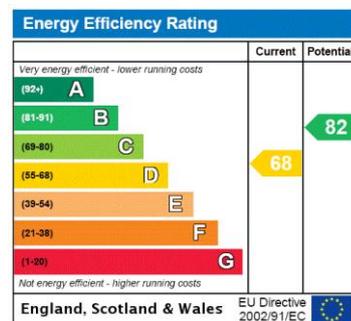
From Chester, proceed out of the city in an easterly direction along Boughton, taking the right hand lane at the gyratory system, then bearing left onto Christleton Road. Continue to the Boughton Heath interchange, proceeding straight across following signs for the A41 and Whitchurch. After a further distance, take the left turning signposted for Christleton and continue into the centre of Christleton village. Turn right onto Village Road and then left onto Plough Lane. Continue to the crossroads with Brown Heath Road and continue straight across and for a further distance past The Plough, after which the gated driveway to Elm House will be observed on the left.

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