



**Lavender Lodge, 46
Hoole Road, Hoole,
Chester, CH2 3NL**

Asking Price: £695,000

Freehold

A SUBSTANTIAL Edwardian semi-detached house, currently a FOUR STAR RATED seven letting bedroom 'B&B', with SUPERB OWNER'S ACCOMMODATION, attractive courtyard style GARDEN, PARKING and a sought-after conservation area location within WALKING DISTANCE OF THE THRIVING HEART OF HOOLE.

A rare entrant to the market, the sale of Lavender Lodge represents the opportunity for purchasers to acquire a highly regarded existing B&B with first class owner's accommodation, all of which can continue to be run in the same vein as previously, or alternatively, subject to the appropriate planning consents, Lavender Lodge could be reverted to its original use as a splendid single owner occupier dwelling. The location is second to none, being within walking distance to the thriving heart of Hoole, the historic Roman city of Chester and the Chester railway station, and the wider north west transport network is also within easy reach. Currently divided into seven B&B letting bedrooms with a one bedroomed owner's accommodation section and having a net income in the region of £70,000 per annum, the property also has the particular benefits of a tarmacadam laid front driveway, a side courtyard style garden, a combination of replacement sealed unit and secondary glazed double glazed windows, a gas fired condensing central heating boiler, two hot water tanks, connections to all mains services and the following accommodation which is described in detail below.

L-Shaped Entrance Hall 14'9" x 13'9" max (4.5m x 4.2m max). An impressive reception area with superb original spindled staircase, covered radiator, gas meter, dado rails and inner doorways leading to the guests' dining room and owner's private accommodation.

Owner's Sitting Room 21'1" x 14'11" (6.43m x 4.55m). A superbly proportioned reception room, with dual aspect windows, three radiators, picture rails, coved ceilings, television point and telephone point.

Guests' Dining Room 16'11" x 16' (5.16m x 4.88m). Another beautifully proportioned room, with carved timber and cast fireplace surround, picture rails, coved ceilings, dado rails, television point, telephone point and radiator.

Owner's Inner Hall/Study 7'4" x 6'2" (2.24m x 1.88m). With electricity meter/circuit breaker control panel cupboard, dado rails fitted study shelf, understairs storage cupboard, inner passageway and inner doorways leading to the owner's kitchen/dining room, bedroom and shower room.

Owner's Kitchen/Dining Room 21'2" x 13'4" (6.45m x 4.06m). With grained flooring, extensive range of oak fronted wall units, floor cupboards and drawers with granite effect work surfaces and tiled splashbacks, ceiling downlighters, two ceiling void access hatches, television point, radiator, fitted five rig gas hob with stainless steel backplate and hood above, integrated microwave oven and electric oven/grill, stainless steel 1½ bowl single drainer sink unit with monobloc mixer tap, and additional inset stainless steel circular sink unit and circular drainer with central mixer tap, inner doorway leading to the utility room/rear hall, and points and space for a dishwasher, refrigerator and freezer.



Utility Room/Rear Hall 11'2" x 5'8" (3.4m x 1.73m). With grain effect work surface, grained flooring, fitted range of storage units, double glazed Velux skylight window, radiator, external door leading to the courtyard garden, and points and space for a washing machine and tumble dryer.

Owner's Bedroom 10'4" x 9'11" (3.15m x 3.02m). With radiator and extensive fitted range of bedroom furniture comprising a series of wardrobes/storage cupboards with pelmet downlighters, a built-in headboard incorporating a display shelf, and upper storage cupboards with additional pelmet downlighters.

Owner's Shower Room 10' x 6'3" (3.05m x 1.9m). With white suite having chromium fittings comprising a larger than average tiled shower cubicle with fitted thermostatically controlled twin head shower unit, incorporating a fixed drench head and separate spray attachment, cabinet style wash hand basin with facing lit mirror, display shelving and cabinets and dual flush corner WC, linen cupboard housing the central heating/hot water control timer, dado rails, high quality tile style flooring, fan, and electrically and centrally heated chromium ladder style towel rail/radiator.

Main First Floor Landing 22'5" x 7'4" (6.83m x 2.24m). With superb original staircase leading from the entrance hall, inner passageway, loft access hatches, dado rails and doorways to the following first floor rooms.

Bedroom One 14'1" x 12'7" (4.3m x 3.84m). With dual aspect windows, dado rails, television point, radiator and inner doorway leading to an en-suite shower room.

En-Suite Shower Room 7'9" x 3'2" (2.36m x 0.97m). With white suite having chromium fittings comprising tiled shower cubicle with thermostatically controlled shower unit, wash hand basin with facing lit mirror and hidden cistern dual flush WC, tiled walls, ceiling downlighters and heated chromium ladder style towel rail/radiator.

Bedroom Two 11'8" x 9'8" (3.56m x 2.95m). With dado rails, wash hand basin with facing lit mirror, television point and radiator.

Bedroom Three 15'11" x 12'9" (4.85m x 3.89m). With dual aspect windows, in one direction over the courtyard garden, dado rails, television point, radiator and inner doorway leading to an en-suite shower room.

En-Suite Shower Room 7' x 3'5" (2.13m x 1.04m). With white suite having chromium fittings comprising tiled shower cubicle with fitted thermostatically controlled shower unit, wash hand basin with facing lit mirror and hidden cistern dual flush WC, tiled walls, ceiling downlighters and heated chromium ladder style towel rail/radiator.

Shower Room (Serving Bedroom Two) 10'2" x 6'2" (3.1m x 1.88m). With white suite having chromium fittings comprising tiled shower cubicle with fitted thermostatically controlled shower unit, wash hand basin and dual flush WC, dado rails, louvre doored storage cupboard and additional cupboards housing the two hot water tanks and the boiler.

Bedroom Four 10'2" x 9'7" (3.1m x 2.92m). With dado rails, radiator, television point, wardrobe recess and inner doorway leading to an en-suite shower room.

En-Suite Shower Room 6'8" x 3'6" (2.03m x 1.07m). With white suite having chromium fittings comprising tiled shower cubicle with fitted thermostatically controlled shower unit, wash hand basin with facing lit mirror, dual flush hidden cistern WC, tiled walls, ceiling downlighters and heated chromium ladder style towel rail/radiator.

Bedroom Five 13'7" x 12'8" (4.14m x 3.86m). With dado rails, radiator, television point and inner doorway leading to an en-suite shower room.

En-Suite Shower Room 6'11" x 4'7" (2.1m x 1.4m). With white suite having chromium fittings comprising tiled shower cubicle with thermostatically controlled shower unit, wash hand basin with facing lit mirror and dual flush WC, ceiling downlighters, tiled walls and heated chromium ladder style towel rail/radiator.

Bedroom Six 14'2" x 11'7" (4.32m x 3.53m). Externally accessed from the courtyard garden, with double glazed Velux skylight window, ceiling void access hatch, radiator, television point, built-in wardrobe and inner doorway leading to an en-suite shower room.

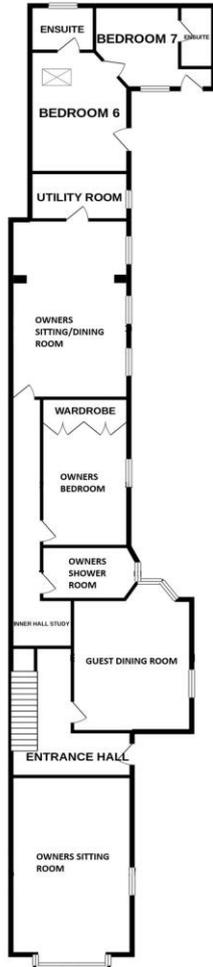
En-Suite Shower Room 7'5" x 4' (2.26m x 1.22m). With white suite having chromium fittings comprising tiled shower cubicle with fitted twin head thermostatically controlled shower unit, wash hand basin with facing lit mirror and dual flush WC, tiled walls and heated chromium ladder style towel rail/radiator.

Bedroom Seven 11'6" x 9'8" (3.5m x 2.95m). Externally accessed from the courtyard garden, with radiator, television point and inner doorway leading to an en-suite shower room.

En-Suite Shower Room 7'5" x 4' (2.26m x 1.22m). With white suite having chromium fittings comprising tiled shower cubicle with fitted twin head thermostatically controlled shower unit, wash hand basin with facing lit mirror and dual flush WC, tiled walls and heated chromium ladder style towel rail/radiator.

Outside The external areas to Lavender Lodge are of particular interest, being especially practical with, to the front of the property, a tarmac laid and parking space marked driveway/turning area with multiple parking spaces, boundary wall and hedging, canopy porch, power point, lighting and a gateway leading to an extremely attractive side courtyard garden; which is laid to a flagged surface with decorative trellis work, boundary wall, lighting, power point, well-stocked shrubbery areas, cold water tap, screened dustbin store, access to bedrooms six and seven, access to the rear hall/utility room and gated access to a very useful lean-to covered side store.

GROUND FLOOR



1ST FLOOR



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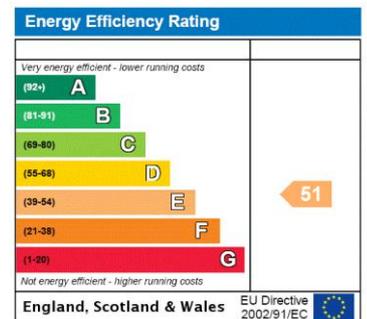
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Directions

From Chester, proceed out of the city along Hoole Way and over the railway bridge onto Hoole Road. Proceed for a further distance, after which the subject property will be observed on the left opposite the church.



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.