



Image House, Bettys Lane, Whitchurch Road, Beeston,

Asking Price: £650,000

Freehold

A TASTEFULLY RENOVATED late Georgian Grade II Listed four bedroom, two bathroom detached cottage in a FAVOURED YET CONVENIENT LOCATION to the east of Chester.

Situated on the periphery of the ancient village of Beeston, this historic cottage has been tastefully renovated in recent years by the present owners and now represents a heady combination of character features and contemporary details. The location is also particularly appealing with its easy access to Beeston itself, as well as the thriving village of Tarporley, some excellent local schools, the Roman city of Chester and first class north west transport links. Image House itself has numerous enhancements which include an RCD/circuit breaker controlled electrical system, LED lighting bulbs (externally and internally), cast iron Suffolk latched and ledged solid oak internal doors, 100% wool carpets to the first floor, an oil central heating system, oak flooring, a combination of double glazed sealed unit and secondary glazed windows, a remote controlled gated driveway leading to a paviour laid rear parking area and lawned gardens to the side and rear overlooking farmland beyond. The property also has a useful external store as well as genuine character features such as the large tun slate to the main pitched roof, carved stone and sandstone details to the front elevation, painted slate and exposed brick fireplace surrounds, and revealed internal timberwork/ceiling beams. The accommodation of the property in detail is as follows.



Rear Hall 7'2" x 6'7" (2.18m x 2m). With solid oak flooring, rear external door and inner doorways leading to the kitchen and ground floor fourth bedroom.

Ground Floor Bedroom Four 11'8" x 6'2" (3.56m x 1.88m). With dual aspect windows, radiator and oak flooring.



Kitchen 16'10" x 7' (5.13m x 2.13m). With tastefully refitted white grained range of wall units, display units, floor cupboards and drawers with solid woodblock work surfaces and bevelled tiled splashbacks, stone flooring, concealed lighting, ceiling downlighters, electricity RCD/circuit breaker control panel, aspects over the rear garden, composite 1½ bowl single drainer sink unit with monobloc mixer tap having flexible spray wash attachment, vertical radiator, fitted four ring electric hob with hood above and separate electric double oven/grill, integrated slimline dishwasher, double doored cupboard with points and space for a washing machine, and recess with points and space for a refrigerator/freezer.





Sitting Room 11'3" x 10'2" (3.43m x 3.1m). With oak flooring, wall lights, exposed ceiling timbers, radiator, telephone point, solid marble fireplace surround, external front door and inner throughway leading to an inner sitting room.

Inner Sitting Room/Snug 11'2" x 8'1" (3.4m x 2.46m). With oak flooring, radiator, staircase leading to the first floor accommodation, wall lights, exposed ceiling timbers and inner doorway leading to the inner hall.

Inner Hall 12'5" x 4'2" (3.78m x 1.27m). With oak flooring, wall lights, exposed ceiling timbers and inner doorways leading to the ground floor main bedroom, bedroom and shower room.

Ground Floor Bedroom One 12' x 10'3" max (3.66m x 3.12m max). With oak flooring, exposed brick and timber fireplace surround, ceiling beams, radiator, wall lights, ceiling downlighters and aspect over the rear driveway and garden.

Ground Floor Bathroom 6'10" x 5'8" (2.08m x 1.73m). With period style white suite having chromium fittings comprising claw foot style slipper bath with combination mixer tap/shower fitting, wash hand basin with facing lit mirror, hidden cistern dual flush WC, tiled walls, tiled flooring and heated chromium ladder style towel rail/radiator.

Ground Floor Shower Room 5'10" x 4'11" (1.78m x 1.5m). With white suite having chromium fittings comprising tiled shower cubicle with fitted thermostatically controlled drench style shower fitting with additional spray head, wash hand basin with monobloc mixer tap, dual flush WC, tiled walls, tiled flooring and heated ladder chromium towel rail/radiator.

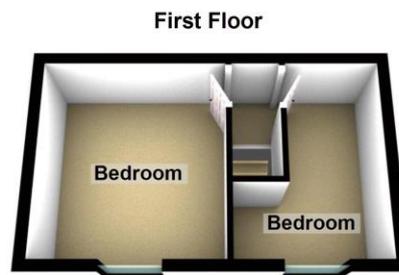
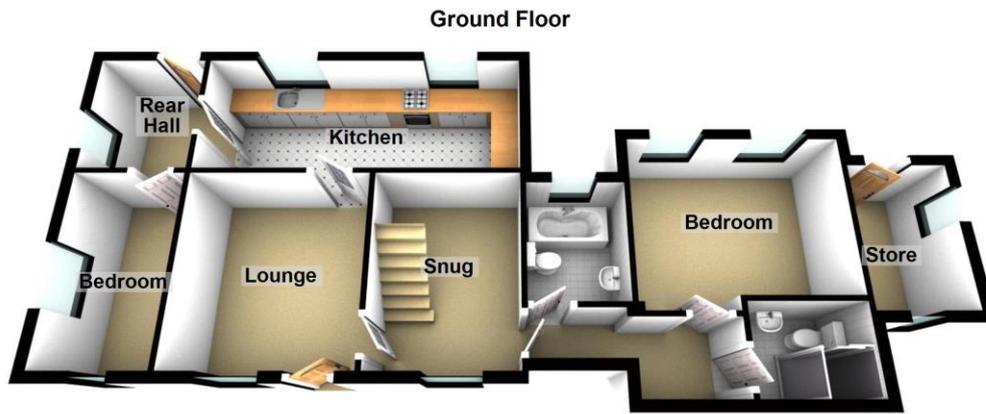
First Floor Landing 2'7" x 2'2" (0.79m x 0.66m). With staircase leading from the inner sitting room/snug and doorways to the following first floor rooms.

First Floor Bedroom Two 11'1" x 9'11" (3.38m x 3.02m). With radiator, ceiling spotlights, exposed ceiling timbers and rural aspects to the east.

First Floor Bedroom Three 11' x 7'9" max (3.35m x 2.36m max). With exposed ceiling timbers, ceiling downlighters, radiator and rural aspects to the east.

Outside The property is approached from the junction at the Whitchurch Road and Bettys Lane via remote controlled double gates, which lead to an extensive paviour laid parking area with multiple parking spaces, brick edged bed, lighting, cold water tap, access to a useful store and to the lawned gardens to the side and rear, which are bounded by hedging and fencing and have numerous mature deciduous trees, as well as superb aspects over farmland. To the side of the property is the external oil-fired central heating/hot water boiler and external oil storage tank.

External Store 8'10" x 5'5" (2.7m x 1.65m). With power points and lighting.



Directions

From Chester, proceed out of the city in an easterly direction along Boughton, taking the left hand lane at the gyratory system and continuing along Tarvin/Vicars Cross Road following signs for the A51. Proceed straight ahead at the main crossroads and the next roundabout, following signs for the A51. Proceed along Tarvin Road through Littleton and for several miles further towards Tarvin through Stamford Bridge. Prior to Tarvin village at the mini roundabout, turn right following the continuation for the A51. Continue for several miles passing through Duddon, Clotton and Tarporley to the roundabout junction with the A49, turning right onto the A49 itself, following signs for Beeston. Continue for a further distance, turning light at the traffic lights adjacent to the Red Fox. Continue over the canal and under the railway bridge and then up the hill, bearing to the right past the Wild Boar and for a further short distance, after which the property itself will be observed just prior to the right hand turning signposted for Beeston Castle.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.