

Matthews

CHESTER



1 Croeshowell Court, Croeshowell Hill, Rossett, LL12 0AA

Asking Price: £750,000

Freehold

A STUNNING four bedroom, three bathroom conversion of an 18th Century chapel, in an IDYLIC RURAL ENVIRONMENT, with MAGNIFICENT GARDENS of approximately an ACRE in total, with the additional benefits of a HOME OFFICE, GARAGE, carport and an EXTREMELY POPULAR LOCATION convenient for both Chester and Wrexham.

Brief Description Beautifully converted from an historic chapel and its associated buildings, this property forms part of a small and select development accessed down a private road, and is set within magnificent private gardens extending to approximately an acre. With only three owners in the court in total, this truly is an exclusive location and the property for sale itself has extensive internal accommodation, which has been very tastefully prepared and presented by the current owners, and has numerous high quality features including a Neptune kitchen, a superb shower/wet room, main bathroom and en-suite shower room, some oak flooring with various oak internal doors, pillared radiators, timber framed double glazed windows and external features which include an orchard, a wild garden, formal garden areas, an extensive pebbled driveway with multiple parking spaces, the ownership of the entire driveway itself (with shared upkeep responsibilities with the other two owners within the court), a useful carport, a home office, a garage, a shared private drainage system, LPG central heating, fibre broadband to the property, and the following impressive accommodation which is described as follows.

Entrance Hall 6'3" x 5'8" (1.9m x 1.73m). With superb lancet front door mirroring the beautiful lancet windows throughout the property, oak flooring, vertical pillared radiator, inner lancet window, electronic alarm panel and inner door leading to the dining room.

Dining Room 17'11" x 15'5" (5.46m x 4.7m). With oak flooring, ceiling beams, pillared radiators, dual aspects, inner doorway leading to the kitchen and wide inner throughways leading to the sitting room.

Sitting Room 18'1" x 17'7" max (5.5m x 5.36m max). With dual aspect windows, telephone and television point, ceiling beams, pillared radiators, wall lights, double inner lancet doors to the conservatory, recessed fireplace with woodburning stove and extremely useful walk-in storage cupboard.

Conservatory 18'7" x 11'3" (5.66m x 3.43m). Of timber double glazed construction over a lower wall beneath a toughened glass pitched roof, with electric panel heater, tiled flooring, external double doors to the principal garden seating area and picture windows taking full advantage of the suburb gardens.



Kitchen 17'6" x 15'2" (5.33m x 4.62m). An impressive and well-proportioned room, with superb Neptune fitted range of wall units, floor cupboards and drawers with polished granite work surfaces and upstands, island unit, enamelled Belfast style double sink with chromium swan neck mixer tap, boiling water tap and adjacent spray unit, dual fuel cooking range, stainless steel sink unit with additional swan neck chromium mixer tap and side spray head, ceiling downlighters, exposed ceiling beam, pillared radiators, wall/cupboard mounted LPG boiler, seating section, wine racks, dual aspect windows, breakfast area, throughway leading to the garden room/rear reception, and integrated refrigerator/freezer and dishwasher.

Garden Room/Rear Reception 11'9" x 8'4" (3.58m x 2.54m). With triple lancet windows, fitted corner bench seat, high quality tiled flooring, twin Velux skylight windows, pillared radiator, solid oak external lancet style door, and inner door leading to the utility room and ground floor shower room.

Utility Room 6'8" x 5'3" (2.03m x 1.6m). An extremely useful space, with electricity consumer unit, radiator, corner wash hand basin with tiled splashback, storage units, retractable work surfaces/boards, and switch isolated points and space for a washing machine and tumble dryer.

Ground Floor Shower Room/Wet Room 6'6" x 5'10" (1.98m x 1.78m). With white suite having chromium fittings comprising tiled open shower area with fitted thermostatically controlled twin head shower (including a drench style head), wash hand basin with monobloc mixer tap, dual flush WC, shaver point, ceiling downlighters, fan, part tiled walls and heated chromium ladder style towel rail/radiator.

Landing 15'4" (4.67) max x 8'9" (2.67) max. With staircase and half landing leading from the dining room, exposed original ceiling timbers, Velux skylight window, useful upper storage cupboards, wall lights and doorways to the following first floor rooms.

Master Bedroom 18' x 12'9" (5.49m x 3.89m). A superb main bedroom with vaulted ceiling, exposed ceiling timbers, original iron lancet windows, aspects over the gardens, radiator, television point, steps leading from the landing and to an en-suite shower room.

En-Suite Shower Room 9'5" x 5'8" (2.87m x 1.73m). With tasteful contemporary style white suite having chromium fittings comprising larger than average tiled shower cubicle with tiled recess, fitted thermostatically controlled twin head drench style shower unit, wash hand basin with monobloc mixer

tap, dual flush WC, exposed ceiling timbers, tiled flooring, part tiled walls, ceiling spotlights and heated chromium ladder style towel rail/radiator.

Bedroom Two/Guest Room 18' x 11'4" (5.49m x 3.45m). A further very-proportioned bedroom with vaulted ceiling, exposed ceiling timbers, dual aspect windows, two radiators and television point.

Bedroom Three 11'5" x 8'9" (3.48m x 2.67m). With radiator, exposed ceiling timbers and aspects over the gardens.

Bedroom Four 11' x 8'10" (3.35m x 2.7m). With radiator, exposed ceiling timbers, built-in storage cupboard and aspects over the gardens.

Bathroom 7'1" x 5'7" (2.16m x 1.7m). With tasteful contemporary style white suite having chromium fittings comprising tile edged bath with side shower screen and fitted thermostatically controlled shower unit, wash hand basin with monobloc mixer tap and facing mirrored cabinet, dual flush WC, exposed ceiling timber, tiled flooring, part tiled walls, fan, ceiling spotlights and heated chromium ladder style towel rail/radiator.

Outside The gardens to the property are a particular feature, extending to approximately an acre in total, magnificently presented and of a rolling parkland style, with an extensive main lawned area with numerous seating sections, boundary screen hedging, a wealth of shrubs, plants, flowers and mature deciduous evergreen and specimen trees. There is also a superbly stocked main flower bed, sandstone edged and set laid pathways, an impressive flagged seating area adjacent to the conservatory, and a useful area to the rear of the carport/home office, which is laid to lawn with a small orchard, shuttered beds and a timber construction greenhouse.

Double Carport 18'7" x 16'11" (5.66m x 5.16m). Of brick construction with lighting, power, panelled ceiling, electricity main board and an adjacent home office/study/study.

Home Office/Study/Studio 15'9" x 8'2" (4.8m x 2.5m). With power points, lighting and rear window overlooking the secondary lawned section.

Garage 19'4" x 10'3" (5.9m x 3.12m). Situated a short distance from the main house and with the benefit of a useful roof storage area.

Important Notice Prospective purchasers should be aware of the existence of an electricity wayleave, which crosses a portion of the land within the curtilage of the subject property.

Directions

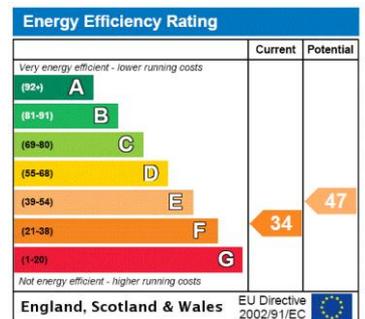
From Chester, proceed out of the city over the Grosvenor Bridge to the Overleigh roundabout, taking the second exit onto Wrexham Road and continue to the main roundabout following signs for the A483. Continue for several miles, taking the exit for B5102, Llay and Gresford and at the first mini roundabout, turn right whilst at the next, continue straight ahead up Croshowell Hill. Approximately half way up, just after the turning for Croshowell Lane and immediately after the gates Croshowell Hall, turn into the private pebbled driveway which leads to Croshowell Court. After a further distance, the entrance gate to the property will be observed on the left.

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Disclaimer

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