

Astbury House

Mollington, Chester



savills



Jackson-Stops
& Staff



An attractive Victorian family house with superb annexe providing excellent ancillary accommodation, occupying a private and extremely accessible location for Chester and road and rail links to all the major areas throughout the north west and further afield.

1.5 Acres of Additional Land available by separate negotiation as coloured blue.

The accommodation in brief:

- Open Pillared Entrance Porch. Reception Hall. Drawing Room. Sitting Room. Dining Room. Kitchen/breakfast room. Inner Hallway. Utility Room. Cloakroom. Cellar. Half Landing and Landing. Principal Bedroom. Ensuite Shower Room. Bedroom Two. Bedroom Three. Inner Landing with Staircase to Second Floor. Bathroom. Study/Bedroom. Bedroom. Ensuite Shower Room. Study/Bedroom. Second floor Extensive Loft Storage Space.
- Annexe comprising Kitchen/Breakfast Room. Living Room. Inner Hall. Two Bedrooms. Bathroom.
- Outbuildings.

Astbury House is a fine example of Victorian architecture and is most likely built of brick with white painted rendered elevations under a slate roof. During the present owner's tenure the house has been comprehensively modernised throughout with high quality kitchen and bathroom fittings and an oil fired central heating system, and is served with high speed broadband. It has however retained much of its character with high plaster moulded ceilings, sash windows, fireplaces and an elegant turned staircase from the entrance hall.

The house provides spacious family accommodation which is complemented by a fantastic self-contained annexe which was created by the owners following a conversion of adjoining outbuildings. It is attached to the house and can be used as ancillary accommodation or alternatively may be capable of being let as a separate entity to derive a useful income (subject to obtaining any necessary consents).



The property is offered with large gardens, stabling and small paddock, with further land available, a rare amenity for a property to benefit from so close to Chester.

In principle, the vendors would consider a part exchange scenario should interested parties have a property to sell in order to proceed with a purchase of Astbury House.

Location

The village of Mollington is a sought after residential location some three miles north of Chester, and is convenient for daily travel to Liverpool, Manchester, Deeside and North Wales via the M56, M53 and the A55 North Wales trunk road. The village provides a primary school and a bus service into the City centre where more extensive shopping, schooling and leisure facilities are available.

Chester City offers a good selection of both private and state schools including the Kings and Queens which are both within walking distance. On the recreational front there is sailing and rowing on the river, tennis on Wrexham Road, cricket, rugby and football clubs nearby, golf at Curzon Park and horseracing on the Roodee Racecourse.

- Chester City Centre 3 miles
- Liverpool 26 miles
- Manchester 42 miles



Description

Open Pillared Entrance Porch

Stone steps to:

Reception Hall Marble tiled floor, coved and moulded ceiling, picture rail and a boxed radiator. Internal archway and pitch pine staircase off. Understairs store. Door to Cellar.

Drawing Room Coved and moulded ceiling with two centre ceiling roses, sash windows to front, side and rear, partly shuttered. Adam style fireplace with marble insets, tiled hearth, raised Victorian cast iron grate. Panelling to dado height, three boxed radiators, TV point.

Sitting Room Coved and moulded ceiling, boarded floor. Wall mounted panelled TV point with recesses, double panelled radiator, telephone point. Double glazed French doors to the rear garden.

Dining Room Coved and moulded ceiling, panelled walls, boxed double panelled radiator with carved wood surround. Partly shuttered windows to front and side. This room is at present utilised as a Snooker Room.

Kitchen/Breakfast Room Extensive range of painted wooden units with granite working tops and providing base, drawer and wall units and incorporating double bowl stainless steel sink unit with Franke sink with 'swan neck' mixer taps. Island unit Whirlpool dishwasher, fridge, Leisure Noir LPG gas five burner cooking range, double oven and grill, infra red ceramic hob. Set in tiled recess with overmantel surround, fitted spice drawers. Ceramic tiled floor, recessed ceiling lighting, two double panelled radiators. Double glazed French doors with glazed side panels, to rear. Additional range of pine housekeeper/ kitchen cupboards, partly with granite tops, providing pantry, glass and crockery store. TV point. A most attractive family kitchen.





Inner Hallway Quarry tiled floor. Worcester Danesmoor oil fired central heating boiler, understairs store, rear staircase off.

Utility Room Quarry tiled floor, plumbing for washing machine, fitted cupboards. Radiator. Three doors to front driveway, rear garden and the Annexe

Cloakroom Low level w.c., pedestal wash hand basin, quarry tiled floor, chrome tubular towel/radiator.

Cellar Insulated cellar, internally divided into two, providing useful storage.

Half Landing and Landing Coved and moulded ceiling, picture and dado rails.

Principal Bedroom Coved and moulded ceiling, two radiators. Range of fitted wardrobes.

Ensuite Shower Room Corner shower cubicle with thermostatically controlled shower, twin circular wash hand basins with mixer taps, toiletry

cabinets beneath, close closet low level w.c., extensive mirrored toiletry cabinets and chrome towel rail/radiator. Recessed ceiling lighting, Travertine tiled walls and ceramic tiled floor.

Bedroom Two Double and single fitted wardrobes with storage above, dado rail and radiator.

Bedroom Three Two double and single fitted wardrobes with storage above, centre dressing table unit with drawers. Coved and moulded ceiling, dado rail and radiator.

Inner Landing Staircase to the second floor.

Bathroom Panelled Spa bath with mixer tap and hand shower, independently controlled shower unit and shower screen. Twin vanity units with mixer tap, fitted mirrors, low level w.c., part tiled walls and tiled floor. Heated towel rail/radiator, extractor fan.



Study/Bedroom Fitted desk furniture in recess, fitted cupboards to one side. Steps leading to:

Further Landing/Study Area

Bedroom Sloping ceiling, double panelled radiator.

Ensuite Shower Room Corner shower with Victorian style showerhead. Low level w.c., pedestal vanity unit with mixer tap, tiled walls, chrome tubular towel rail/radiator. Recessed ceiling lighting, porthole window.

Study/Bedroom Radiator.

Second Floor Approached by staircase from Inner Landing.

Extensive Loft Storage Internally divided into three.

Annexe

A particular feature of the property is the self-contained Annexe which is externally accessed from the courtyard through double glazed French doors with glazed side panels.

Kitchen/Breakfast Room One and a half bowl stainless steel sink unit with 'swan neck' mixer tap, plumbing for dishwasher, refrigerator, Indesit built in cooker providing double oven and grill. Necht four hotplate electric hob unit, natural wood base and drawer units. Breakfast bar, double panelled radiator. Additional Lobby Area off.

Living Room Fireplace recess, tiled floor. Beamed ceiling, exposed purlins and two boxed radiators. Double glazed French doors with glazed side panels to rear garden. Laminated wood strip floor, TV point. A most attractive room.

Inner Hallway Laminated wood strip floor. Radiator.



Bedroom One Exposed purlins, radiator, laminated wood strip floor.

Bedroom Two Velux roof light, radiator.

Bathroom Panelled bath with Triton independently controlled shower fitting above, pedestal wash hand basin, low level w.c., panelling to dado height, double panelled radiator. Velux roof light, extractor fan.

Outside

Astbury House is approached via a long gravelled drive to a parking area under the north east front. The property is well screened from the road by a stand of mature trees and banks of rhododendrons which provide a high degree of privacy. Beyond the parking area there is a brick wall and gates into a pavier set courtyard where one can gain independent access into the annexe. There is also a series of coal/wood stores and a single garage (5 .5m x 3m approx).

The principal gardens are to the south of the house and are laid to lawn with a variety of mature trees to include weeping willow, yew, scots pine, sycamore, chestnut, beech and oak. There is an attractive sandstone wall with floral borders which sub-divides part of the garden and immediately next to the house, a flagged patio with pergola and pond beyond which are steps leading up to a raised decked area which can be accessed directly from the kitchen.

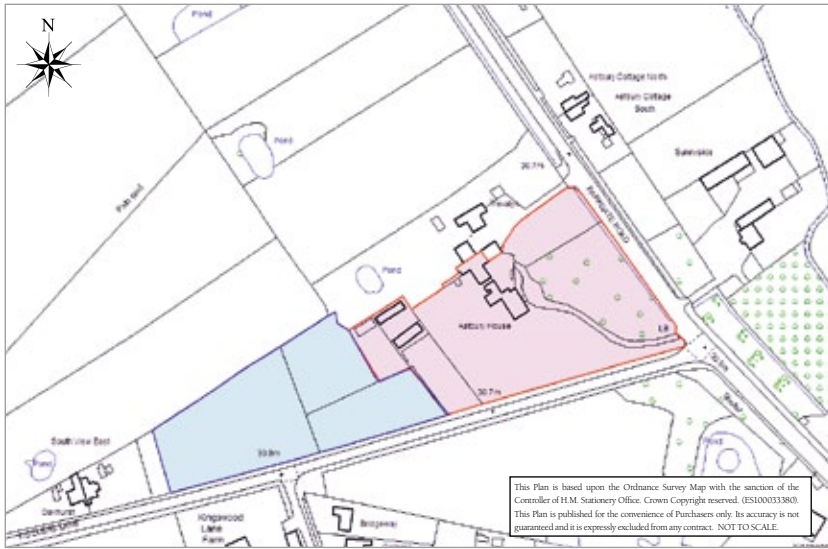


The west boundary is delineated by a high brick wall attached to which is a garden store and also a 2 storey brick and slate outbuilding presently providing useful storage with ground and first floor rooms, but which offers potential for conversion to ancillary accommodation subject to obtaining any necessary consents. Within this building is an oil fired central heating boiler serving the Annexe

At the far end of the garden is a tennis court which requires re-surfacing and a five bar gate which provides access to the stable yard which incorporates five loose boxes of timber construction under a corrugated roof, a five bay open fronted machinery/hay store (50' x 17' approx) also of timber construction under a corrugated roof and a further 3 bay timber and corrugated building being former stables but presently used for further hay and feed store. There is a wide area of concrete hard standing and

the yard is served with light, water and power. Beyond the yard there is a small holding paddock.

Available by separate negotiation and within independent access to Fiddlers Lane are 3 further paddocks which immediately adjoin Astbury House.



Property Information

Address: Astbury House, Parkgate Road, Mollington, Nr. Chester CH1 6JS

Services: Mains Water, Electricity and Drainage. Oil Central Heating. Telephone and Broadband connection.

Local Authority: Cheshire West and Chester

Council Tax: Band G - £2,582.64 payable 2015/16

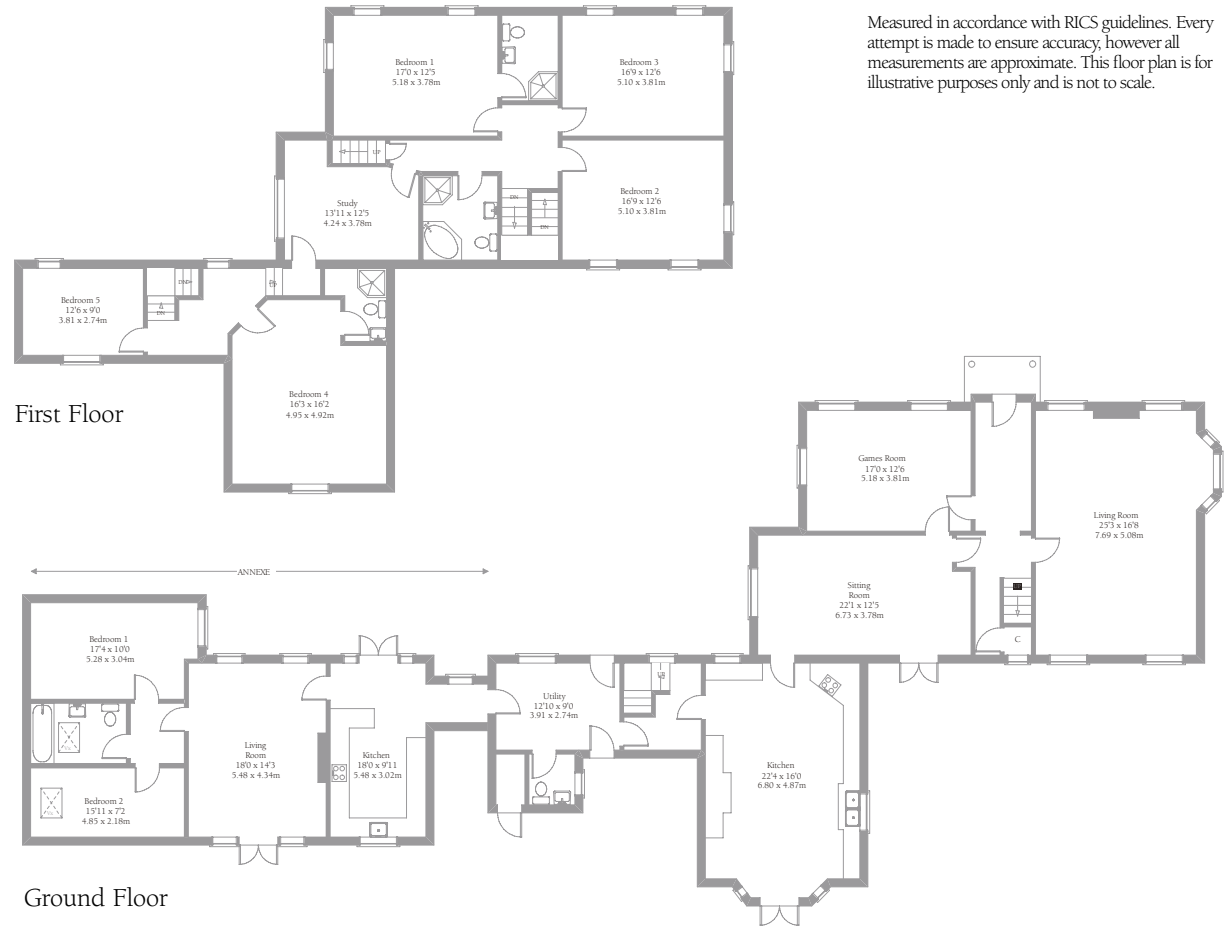
Viewings: Strictly by appointment via the Chester office of either Jackson-Stops & Staff or Savills.

NB: An average provision will be included within the contract reserving to the vendors a percentage of any uplift in value arising upon the granting of a planning permission to develop the land coloured blue which is available by separate negotiation on the accompanying plan, the terms of which to be agreed between the parties.

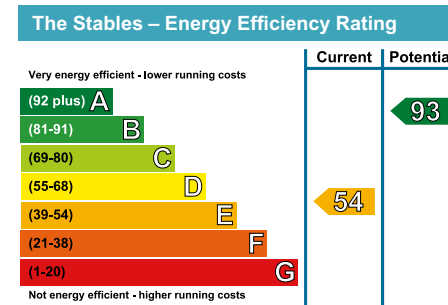
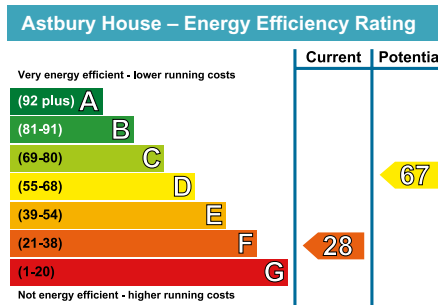
Directions

Travel north out of Chester on the A540 Parkgate Road following signs for Hoylake. At the Deva Link roundabout next to the Mercedes Garage continue straight over and travel for exactly 2 miles and the entrance to Astbury House is on the left hand side on the junction of Fiddlers Lane.

Important Notice Jackson-Stops & Staff, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Approx. Gross Internal Area: 4254 sq ft / 395sq metres



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