



Kingsmead
CHURTON



Kingsmead CHURTON

*"It is like an oasis. As soon as you leave the road,
you are swept up in the magic of Kingsmead."*

Welcome to Kingsmead, an impressive home. Built in 1905, it is a fine example of the grandeur and elegance of a property of this period and stature. Six delightful bedrooms, glorious reception rooms and a separate two-bedroomed annexe sat within a little over an acre of fabulously manicured gardens.

This property is really very special.



"It is such a calm, welcoming house."

Come on in...

Make your way down the driveway to the gravelled parking area and take in the wondrous beauty of the property as a whole, from the brickwork to the half-timbered walls. The front door opens to a vestibule with quarry-tiled flooring that makes way to the grand reception hall. Double doors topped by an original stained glass fan light open to reveal the reception hall, original herringbone parquet flooring covers the floor, and the towing ceilings make this room the perfect place to receive your guests. An original fireplace sits in a corner with vibrant tiling.





"It is a great house for parties; inviting everyone here for Christmas or BBQs has been great fun."

Welcome

Doors lead off from here to the dining room, with the same fantastic parquet flooring and a bay window that fills the space with light during the day. This is a lovely room for entertaining guests to enjoy a gourmet dinner party long into the evening or hosting a magical Christmas dinner.

The drawing room is a comfortable room with a soft, calming colour palette and a cosy log burner, the perfect space to rest and relax in front of a roaring fire after a long day. A sitting room sits just off the kitchen, and there is also a snug that links the main house to the annexe and is a quiet retreat from the hustle and bustle of life with a log burner to cosy up in front of on a chilly night.





"I love my morning coffee in peace in the courtyard near the Hydrangeas, listening to the birds."

The Heart of the Home

Bespoke kitchen units, installed by the Cheshire Furniture Company, hand-painted in a soft subtle hue and topped by granite worktops.

A Neff ceramic hob and oven are built in, as a microwave oven and a dishwasher. A sturdy wooden beam spans the ceiling and separates the kitchen area from the breakfast space, a slightly less formal dining space than the dining room and the spot most often used by the family. There are many windows to each side of the room and French doors that lead onto the terrace, ensuring that there is always plenty of natural light as you prepare your meals and a different view of the garden, whichever window you look out of.



"Every window, in every direction, looks out over greenery, trees and the gardens; it feels like you are at one with nature."

Beautiful Bedrooms

As the day ends, climb the turned staircase with an ornate balustrade to the first floor, where you will find five bedrooms. The master suite is sophisticated, with a feature fireplace and vibrant original tiled inset to mirror the reception hall. One of the bedrooms is currently used as a dressing room, and three further double rooms are on this floor.

Up the stairs again to the second floor is a further bedroom tucked under the gently sloping ceilings, with an en suite bathroom.

You will find a house bathroom and a separate shower room on the first floor. Each provides a touch of luxury and an escape to rest and recharge. Enjoy long soaks in a deep bubble bath or a luxurious pamper evening in these gorgeous bathrooms.







Flexible Living

Whether you are considering multi-generational living, a pad for older children or rental property to generate an income, the annexe offers a fantastic opportunity. With a living room and breakfast kitchen on the ground floor and 2 double bedrooms, and a lovely bathroom on the first floor, this self-contained cottage has separate central heating controls. It can be completely isolated from the main house if you require.





Outside

The gardens at Kingsmead are exceptional. The vast expanse of lawn for children to run and play freely. Trees and hedges to ensure total privacy. Well-kept flower beds with pops of vivid colour and paved terraces for al fresco lunches or coffee in the morning sun. The greenhouse is very special and comes with your own abundant grapevine and plenty of space for growing flowers or tomatoes each summer.

The orchard has fruit trees providing plenty of fruits for as many pies and crumbles as you can eat. There is even a lesser-known Medlar tree, popular during Edwardian times and can be used to make the most excellent Brandy.

There is room for everyone to park their car safely and a brick-built garage with additional storage space in the loft.





"It is so convenient; you can be sipping a flat white in Chester city centre in less than 10 minutes."

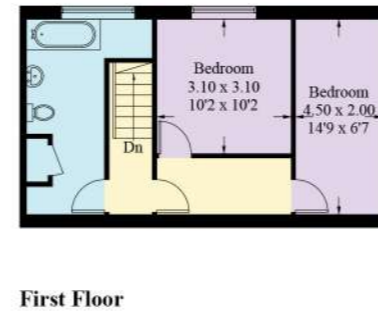
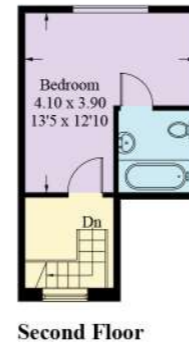
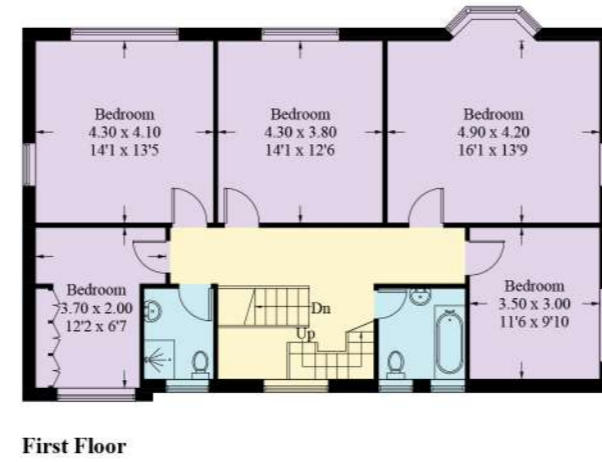
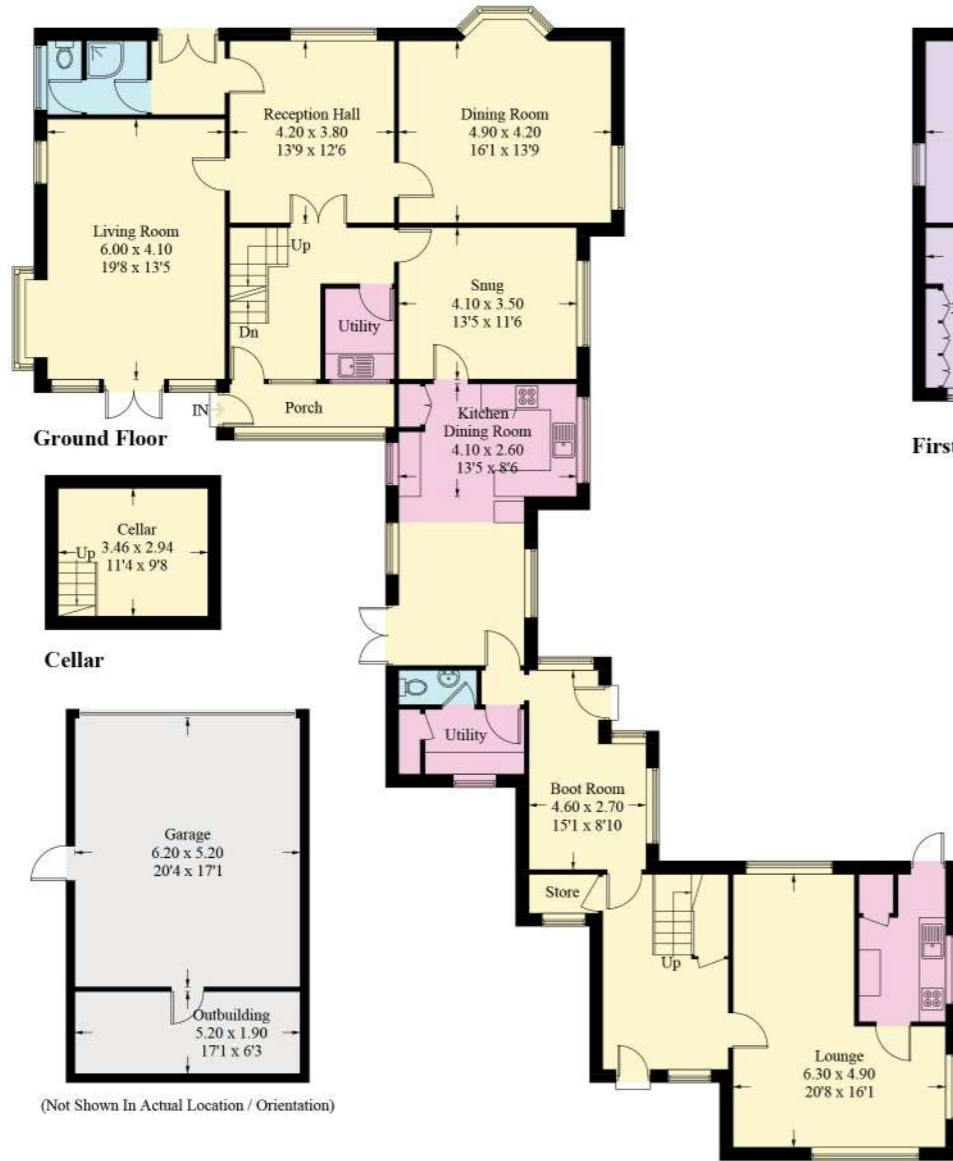
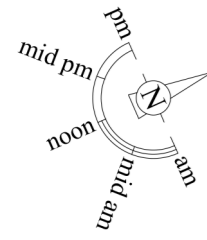
Out and About

Churton is a lovely, quintessential village with a store, a local pub, and a true sense of community, offering a slower pace of life than you would find in a city. Set within the countryside, there are walks and nature from the doorstep, but even though it is a rural location, you are certainly not isolated. Main roads are just a short distance away, and the village is midway between Chester and Wrexham, meaning travel to these or any other major North West town is simple. The train station in Chester has direct routes into London Euston if you need to commute further afield.

There are schools in the area for children of all ages ranging from nursery to college, with excellent state options and private schooling if your budget allows.



Approximate Gross Internal Area = 409.7 sq m / 4410.4 sq ft



FINER DETAILS

- Freehold
- Council tax band G
- Two bedroom self contained coach house
- Greenhouse with vines
- Detached garage
- Extensive mature gardens
- Electric car charging point
- Private driveway

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID990661)



Kingsmead

CHURTON

presented by

CURRANS

unique homes



WHAT3WORDS: pampering.copying.race

To view Kingsmead

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