

Wincroft

SAUGHALL



Tucked back off Parkgate Road, discover Wincroft, a strikingly handsome home where 1930s curves and gables combine with contemporary comforts.



WELCOME TO WINCROFT

Set back off Parkgate Road and accessed to the side, pull through the electric gated entrance and onto the block paved private driveway, where there is easily parking for three or more cars, with provision for two additional cars within the integral garage with electric up and over door and EVC point.



Solidly built from local Cheshire red brick in 1933 (attested to by the date and signature of the builder, found in the loft), Wincroft is very much 'of' its locale, with Coalpit Lane, in reference to the charcoal pits that once populated the area, running alongside the home.

Neatly mown lawn curves alongside the driveway to the front, bordered by established shrub beds and mature trees, providing a screen of privacy from the road. A sizeable front garden, lovingly tended, it offers the perfect preview for the beautifully maintained home within.

CHARACTER AND COMFORT

Open the cherry red, Art Deco style front door and step into the broad and bright entrance hall, where the original pitch pine, wood block flooring is warm and welcoming underfoot. Ahead, the original staircase directs the eye upward, whilst a window on the turn draws natural light down. Stained-glass windows beside the front door ensure a bright and airy arrival home, whilst arches overhead seem to amplify the sense of space and light.

A broad, original 1930s door opens to the left, revealing the cosy 'snug' living room, where the herringbone wood block flooring flows through from the entrance hall. Warmth emanates from the log-burning stove, nestled within its newly fitted fire surround. Traditional elements have been retained in Wincroft, where appropriate, in the original parts of the home, demonstrated in the elegant picture rails and ceiling mouldings above. Where alterations to such items as skirtings, architraves and pelmets have been made, elements have been lovingly made to match.



SPACE & LIGHT

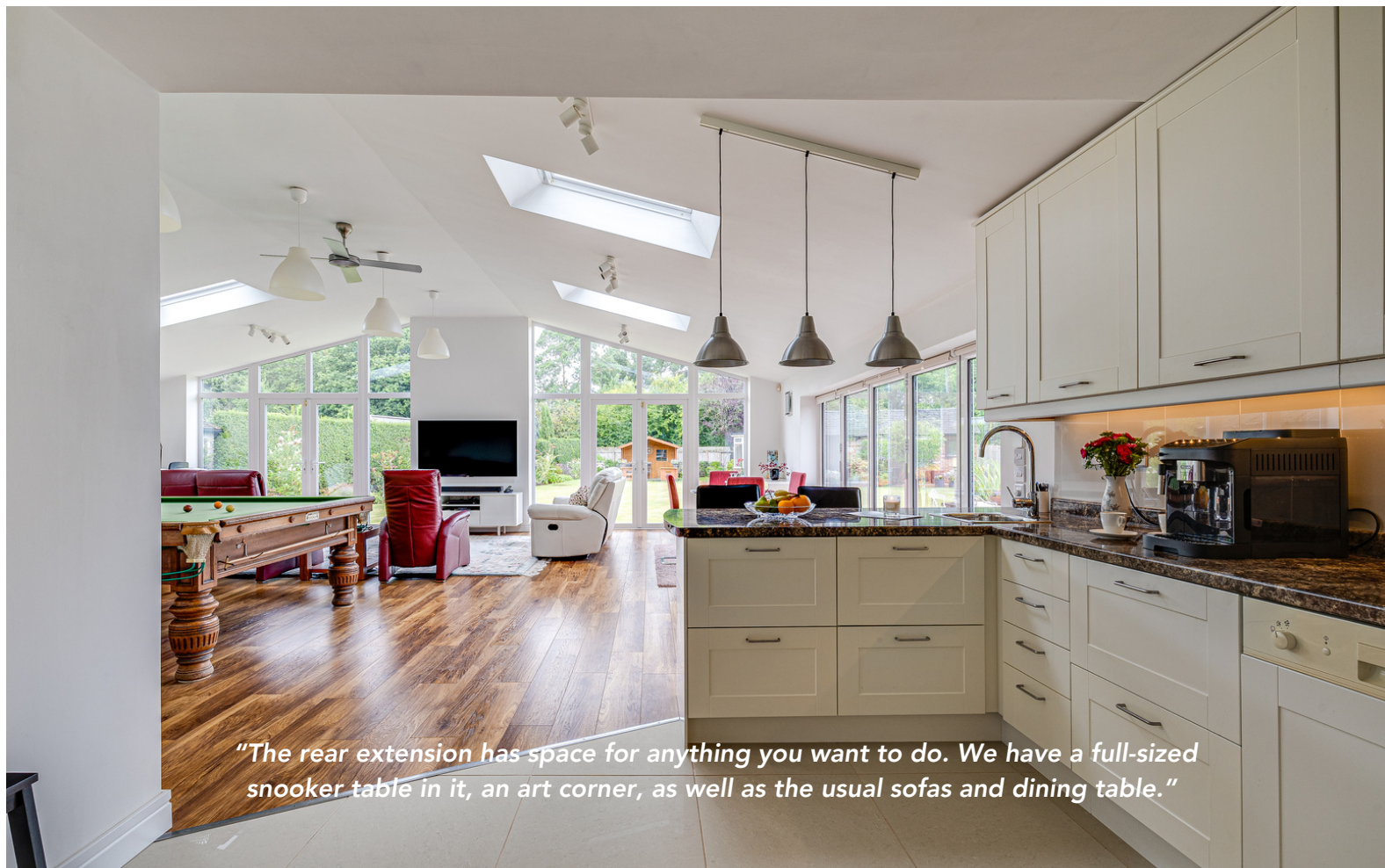
Across the entrance hallway, solid gunstock oak boards cover the suspended floor of the dining room. Another light and bright room, ideal for special occasions, original features add subtle elegance once more, as light streams in through the large window to the front.

Classic shades of white, off white and cream create a calming ambience.

Back in the entrance hallway, storage is available beneath the stairs, with a handy cloakroom directly ahead from the front door, furnished with wash basin and WC.



Make your way through to the open-plan, contemporary kitchen – a truly astounding and unexpected space. Extending out to the rear, and cleverly zoned to afford cooking, dining and family areas, a full wall of glass doors ensures a constant flow of light, framing verdant views out over the large garden beyond.



"The rear extension has space for anything you want to do. We have a full-sized snooker table in it, an art corner, as well as the usual sofas and dining table."

"It's a fabulous entertaining space; you can accommodate lots of guests."



FEAST YOUR EYES...

Immediately on the right, discover the working hub of the kitchen, where large, gleaming tiles extend underfoot and an array of cabinetry offers ample storage, with many drawers affording ease of access. Countertops culminate in a breakfast bar peninsula, set beneath a trio of stylish pendant lights, whilst an array of integrated appliances allows you to cook up a feast for family and friends.

A room that naturally lends itself to entertaining, the flexibility it offers is endless. Light showers down through roof windows in the high, vaulted ceiling, whilst Air Source Heat Pump air conditioning unit powered air conditioning offers cool comfort in the summer months. Pull back the bifolds for a seamless connection with the beautifully manicured garden beyond. Remote controlled lighting lends a modern feel.



SLEEP TIGHT...

Returning to the entrance hall, make your way up the stairs, turning immediately left to arrive at the spacious and serene master suite. Awash with light, flowing in through wide windows to the front and rear and offering verdant views out over the garden, this room radiates relaxation. Triple glazing upstairs and downstairs ensures Wincroft is a quiet and restful home.

With ample space for a king-size bed and wardrobes, refresh and revive in the ensuite, furnished with large shower cubicle, WC and vanity wash basin with LED mirrored cabinet and heated towel radiator.





REST & REVIVE...

Returning to the light and bright landing, make your way along to the left, where the first door on the right opens to reveal the second bedroom, a large, king-size bedroom dressed in latte tones, with laminate flooring and views out over the front garden and to the Welsh hills in the winter months.

Refreshment awaits in the main bathroom opposite, furnished with a contemporary large, D-shaped bath, large walk-in shower, wash basin, WC, heated towel radiator and LED, demisting mirrored cabinet.



Back on the landing, admire the stained-glass transom above the bathroom door and in the atrium above. Subtle reminders of the heritage of the home.

Beneath the archway, ahead lies another double bedroom. Dressed in light pastel tones, and carpeted underfoot, this bedroom looks out through cottage style windows to the verdant garden and fishpond to the rear. Deep, built-in storage is available.



Ideally sized for a growing family, bedroom four, lies to the front of the home, looking out to the distant Welsh hills. Currently furnished with twin beds, this comfortable double bedroom also features built-in storage.

Above, the loft, boarded and insulated, with its 45-degree pitch, offers an abundance of storage.

OASIS OF GREEN

Step out from the large, entertaining kitchen-dining room onto a sizeable patio, where a large, elevated goldfish pond is a draw for the wildlife; the coping on the wall cleverly designed to be at sitting height, allowing you to perch on it to admire the view.

Fully enclosed, the garden, with its large flat lawn, is safe and secure for children and canine companions. Well stocked borders, diligently planted and maintained over a 40-year tenure are a glorious sight to behold, offering seasonal colour and interest.



Catch the last of the sun's rays and admire the sunsets from the bench at the bottom of the garden or the patio in front of the stables. In springtime, the garden bursts into life, with a large wisteria blossoming into a fragrant purple haze.

There is also a garden room that you could use as a gym alongside a summer house, a small shed for gardening tools at the side of the house and an area for recycling and compost bins.

ANNEX-TRA ROOM

At the rear of the garden, privately tucked away from the main home, the former stables have been converted into useful guest accommodation with bedroom, kitchen and shower room. With excellent storage, the kitchen of the stables is ideal for serving up food at barbecues. With its own parking and separate entrance this could be used for the purposes of holiday accommodation.

Behind the stables there is an extensive, storage shed for mowers, bikes, and other items.



DESIGNED FOR MODERN LIFE...



Brimming with character and comfort, Wincroft is a home that transcends the eras, embracing period charm and contemporary conveniences in equal measure: with CCTV installed and linked to internet; alarm system and Ring doorbell with phone notification alongside zoned heating with thermostatic valves on all radiators.

With so much outdoor space, there is also the potential to add further outbuildings under permitted development; or perhaps to extend the main home by opening up the dining room to the integral garage.

ON YOUR DOORSTEP

Wrapped up in its mature, extensive and verdant gardens to the front and rear, Wincroft offers an oasis of calm on the cusp of the towns and cities.

Perfectly poised off Parkgate Road, Wincroft is handy for commuting to the Wirral, North Wales, Chester, Cheshire Oaks and beyond. Manchester airport is only 40 minutes' drive, with Liverpool airport a mere 30 minutes' commute away.

Families are well served by a host of local schools including the highly rated St Oswald's Primary School in Mollington, Saughall All Saints C of E Primary School and Saughall Preschool, whilst Upton High is close by alongside the independent King's and Queen's Schools in nearby Chester.

Get to know your neighbours in your local pub, the Greyhound Inn, Saughall, popular with locals, and serving real ale, just 25 minutes' walk away. The Wheatsheaf Inn, Parkgate Road, also has a carvery and is close by, just 15 minutes' walk away, whilst a host of restaurants await on your doorstep, including Pesto at the Yacht, Parkgate Road, for Italian food served tapas style.

Step out of the front door and access one of the numerous public footpaths along the lanes, across fields and along the canal.

Wincroft is the perfect home for dog owners.



So well placed for all your leisure and shopping needs, Saughall village boasts a Co-op with Post Office, a pharmacy, doctors' surgery, three churches, a hairdressers, takeaway, excellent tea rooms and regular bus services into Chester.

While away an hour or two at Cheshire Oaks, visit the Wirral Lady Lever Art Gallery or treat the children to an afternoon at Chester Zoo (just five minutes' away down the lanes and well worth a seasonal pass) or the Flip Out trampoline space. With Blue Planet Aquarium and North Wales on your doorstep, the options for days out are endless, with top quality golf courses too numerous to mention.

A home that has been loved and beautifully maintained over the past 40 years, Wincroft remains well in step with the times, whilst its respectfully retained features offer a warmth of welcome that only comes with age. Convenient and functional, Wincroft is so much more than a house; it's quite simply a fantastic home.

FINER DETAILS

- Surrounded by countryside
- Log burner
- Opulent & luxurious bathrooms
- Vaulted ceilings and exposed beams
- Air conditioning /air source heat pump
- Freehold
- Council tax band G
- Detached annex previously used as holiday accomodation
- CCTV
- Electric gates
- Alarm System
- EV charging point

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 239.7 sq m / 2580 sq ft
 (Including Garage)
 Outbuilding = 40.2 sq m / 433 sq ft
 Total = 279.9 sq m / 3013 sq ft

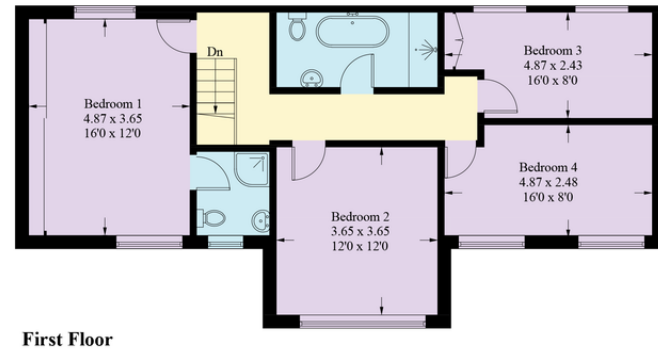
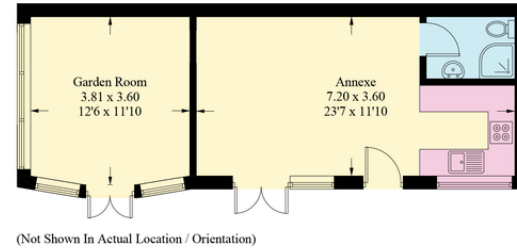


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