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# Holly Cottage

GREAT BOUGHTON

*On the cusp of Chester, chocolate-box picture-perfect Holly Cottage provides a hospitable welcome in the bustling village of Boughton.*



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## Chocolate Box Charm

Etched into the conservation area surroundings, Holly Cottage embodies the loveable, clean-line symmetry of a children's picture-book drawing. Whitewashed, with handsome sash windows and tucked behind its white picket fence, it is a home that makes you feel welcome before you even set foot through the door.

Built in the 1800s, Holly Cottage is believed to be one of the original homes set along this quiet and peaceful adopted road.

Parking for two cars is available on the driveway, whilst a pedestrian gate offers access through the front garden to the pretty sage green front door.

Recently renovated, oak flooring flows throughout the majority of the ground floor rooms, gleaming beneath the natural light which floods the home throughout the morning.







## Versatile Spaces

Sneak a peek through the door on the right, where a versatile and good-sized reception room currently serves as a playroom and office. Light and bright, morning sun flows in through a large window overlooking the front. A flexible room, it could also serve as a formal dining room.

Across the entrance hall, to the left of the front door is the sitting room. Light streams in through the window to the front, with a crisp white fireplace contrasting to the shades of charcoal grey to the walls. Inset within, the log burning stove issues warmth and welcome throughout the room. Traditional style radiators emulate the heritage of the home.

*"The fireplace in the winter is so lovely. It makes the home feel really cosy."*



## Follow the Flow

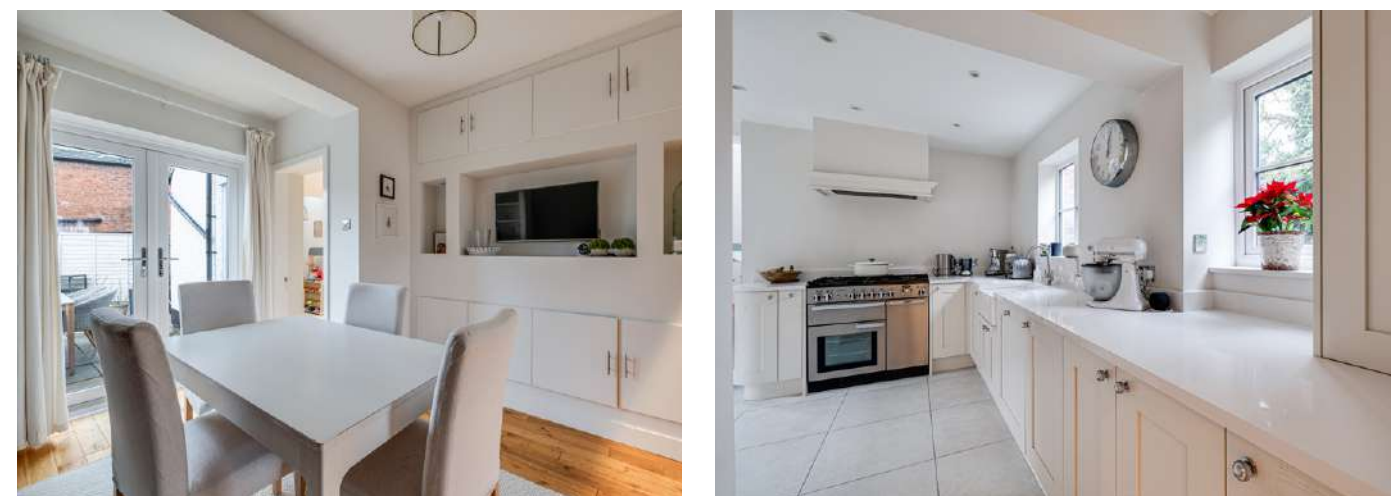
Opened up by the current owners, the room flows through to the dining room at the rear, where a seamlessly fitted media wall, fitted with LED lighting, offers ample storage, lending a modern element to this period home.

French doors offer an instant connection to the patio and garden to the rear, a private and sunny space. Open plan yet zoned, there is space to play, dine, relax and unwind all in one.

Flow through from the dining room into the spotless and serene kitchen, where LED downlighting illuminates the natural stone tiles underfoot. Shaker-style cabinetry hugs the walls and corners to provide plenty of storage and accommodating appliances including a Belfast sink, dishwasher, fitted fridge freezer and five burner Rangemaster oven. There is also space for a washer and dryer. The large pantry store is the perfect modern take on traditionality, with views out over the garden.

Sneak a peek at the handy downstairs WC before reconnecting with the entrance hall, where freshly carpeted stairs lead up to the first floor landing.

*"We spend a lot of time in the kitchen. Looking out on the garden, you feel like you're in your own world, it's so private."*







## Soak & Sleep

Directly ahead, light serenades the second bedroom, where duck egg blue fitted wardrobes provide plenty of storage. A spacious double bedroom, sash windows to the front draw in so much natural sunlight.

Refresh and revive in the family bathroom, where modern marble tiling stretches out underfoot, and where warmth emanates from the chrome heated towel radiator. Soak away the aches in the bath, furnished with rainfall shower above. There is also a wash basin and WC.

Turning left along the landing, arrive at bedroom three, another good size double bedroom, dressed in uplifts of dusky pink and with views out to the front.

Continuing along the landing, discover bedroom four, currently serving as a dressing room and furnished with fitted wardrobes, it could be used as a nursery, with pretty views out over the sunny rear garden.

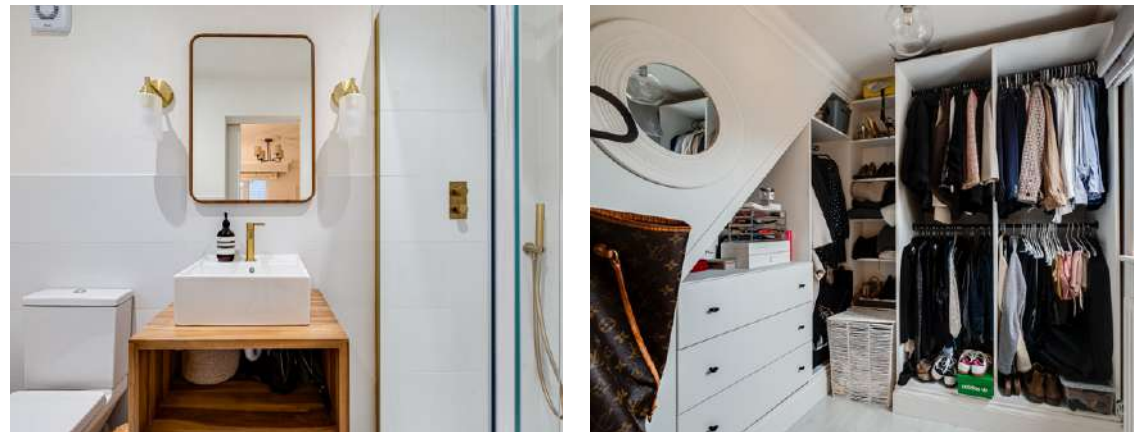
## Bedtime Beckons

Seek refuge main bedroom, a sequestered space accessed at the end of the landing. A quiet oasis, served by the fourth bedroom-cum-dressing room to the side, the elegant décor and private ensuite accessed by sliding, pocket door create a sense of separation from the main landing.

With its gold fixtures, soak up the luxurious feel of the ensuite, furnished with vanity unit wash basin, WC and walk-in shower.

Stairs lead up to the second floor, where a carpeted and fully plastered loft room could easily be converted into a spacious bedroom or playroom for children. Consider also, the potential to create your own secluded, master suite sanctuary. There is ample storage within the eaves.

*"We love the house. We love the light and bright feel it always has."*



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## Garden Oasis

Outside, soak up the sunshine on the large patio. Wrapping around the home to three sides, the garden is mainly laid to lawn, and enclosed by a high wall which helps retain the heat, providing Holly Cottage with its own microclimate.

Enjoy evenings dining alfresco with family and friends in this private and peaceful garden paradise.

*"The garden is a suntrap in the summer."*





## Out & About

Perfectly placed in the thriving village of Broughton. Within walking distance of the town centre, enjoy the peace and quiet of village life whilst being positioned outside the hustle and bustle of Chester.

Nestled on a private road, frequented only by residents and the occasional dog walker, Holly Cottage enjoys a private and peaceful feel.

Walk out with the children to visit the nearby park, where you can admire nature or feed the ducks. Walk into Chester or take a stroll along the river and canal.

At the top of the road, you will find all the amenities you need, including a local Coop, a Post Office, a butchers and a bakery. Meet friends for drinks in the newly opened bar and get a trim at the independent barbershop.

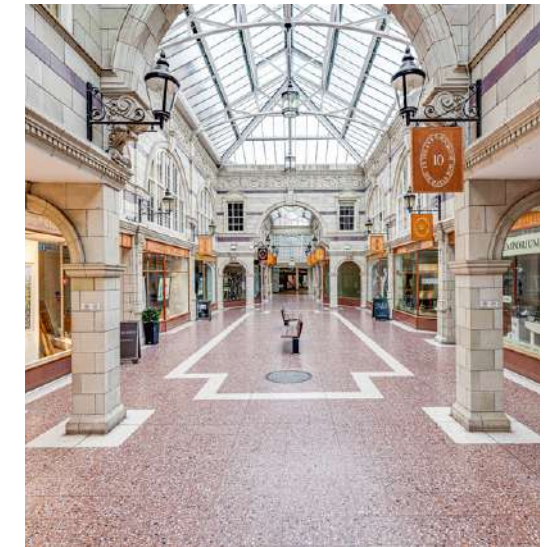
Not far from the amenities of Chester, pick up your weekly shop at Sainsbury's or Waitrose, or dine out at one of the many family and fine dining restaurants to be discovered in the city.

Well placed for commuting, the train station is only fifteen minutes' walk from the door, whilst motorway links are only a couple of minutes' drive.

Families are perfectly placed for local schools, with the village primary school and local secondary school just minutes' walk from the door. The independent schools of King's and Queen's are also just ten minutes' drive away.

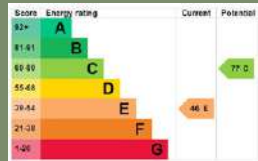
An ideal home for downsizers or those looking to start a family, Holly Cottage is a beautiful home, light-filled and lovingly renovated. Rural, yet within close reach of the city, it is a private oasis offering the best of both worlds.

*"There's plenty happening locally if you don't want to go into town."*



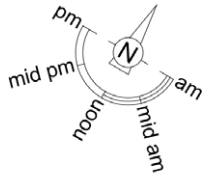
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## FINER DETAILS

- Freehold
- Nearby nature park
- Walking distance to town
- Recently renovated



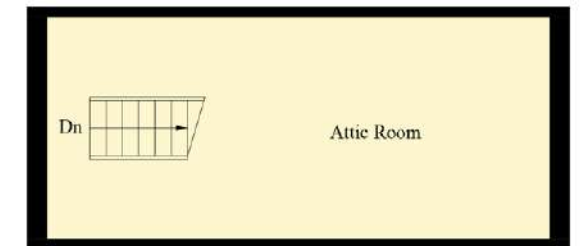
Approximate Gross Internal Area = 139.0 sq m / 1496 sq ft  
 Attic Room = 26.2 sq m / 282 sq ft  
 Total = 165.2 sq m / 1778 sq ft



**Ground Floor**



**First Floor**



**Attic Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1039461)





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WHAT3WORDS: bliss.sector.teams

To view Holly Cottage  
Call John  
on 01244 313 900  
Email: [john@curransunique.co.uk](mailto:john@curransunique.co.uk)

18 Grosvenor Street, Chester CH1 2DD  
[www.curransunique.co.uk](http://www.curransunique.co.uk)



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