



THE MAYOR'S HOUSE  
CHESTER



## THE MAYOR'S HOUSE CHESTER

Blending golden age Georgian grandeur with contemporary convenience and comfort, grandly proportioned rooms brimming with original features await in a most versatile and historic home set along arguably Chester's premier street. Welcome to The Mayor's House.

In the heart of Chester, follow the cobbled curve of King Street from Northgate, seemingly stepping into another world. Almost a village within the city, King Street, with its eclectic collection of prestigious homes, much more than a residential street, exists as a strong collaborative community, hosting street parties and social events over the course of the year.

Set over five floors, The Mayor's House features office space on the ground and lower ground floors, with two spacious apartments on the first, second and third floors. Parking for four cars is available to the side, with two currently reserved for the business premises, dividing the remaining two spaces between the upper floor apartments.





## HISTORY WITHIN THE WALLS

A Chester landmark, The Mayor's House is an elegant Grade II\* listed Georgian terrace, whose drainpipe is inscribed with its date of construction, in 1775. Built on land once occupied by the Roman garrison, The Mayor's House is nestled within the eminent City Walls.

Its history well researched by the current owner and renovator, archive records reveal its first owner to have been a brewer by the name of William Walley, who might well have plied his trade at the brewery which once stood opposite the home.

In later years (1830), The Mayor's House passed from Mr Walley's family into the possession of merchant, Edward Tilston, who in 1845 became the Mayor of Chester. The patriarch of a large family, it has been noted by several more recent occupants that The Mayor's House retains the warmth and welcome of a much-loved family home.

## DOWN TO BUSINESS

Make your way to the imposing front door, stepping inside where the promise of Georgian splendour is made good in the high ceilings, finely carved oak staircase and light diffusing Venetian window.

Elegant tiling features beneath the high ceiling of the entrance hall, where period doors open to the right and left.

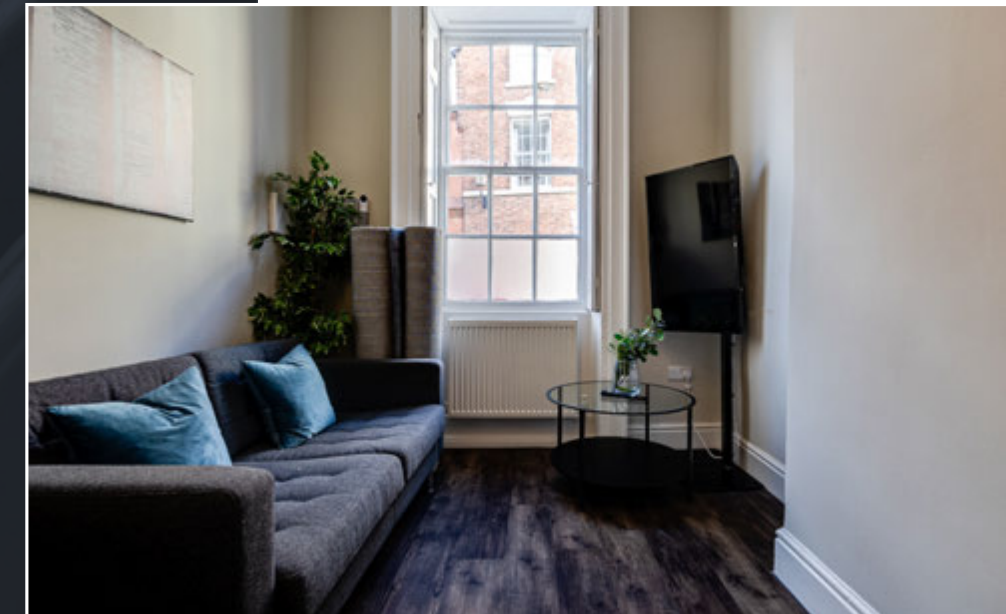
Amtico-style flooring replaces the tiles, stepping through into the main office area on the right, where the scale and proportion of the rooms is revealed. With a period fireplace in situ, light spills in through the large, shuttered windows to the front, framing the peaceful comings and goings of King Street.

Glass doors open to the rear, also currently serving as office space, whilst the panelling continues throughout the ground floor to the lower walls.

But with the retention of period features comes an original, contemporary twist; to the left of the front door, another reception room, currently also used for business purposes, reveals a modern glass staircase, leading to the lower ground floor.



*"What wows people is the contrast between the Georgian entrance and glass stairs and contemporary basement. The basement is a revelation to people when they see it - they're not expecting it."*





Furnished with a kitchenette alongside a shower room, this substantially sized lower ground level, when consolidated with the spacious rooms on the ground floor, could easily serve as a chic City-style, two-storey apartment.

Several rooms serve as meeting rooms and boardrooms, with glass doors, refurbished barrel-vaulted ceilings, tanked rooms and freshly plastered walls, behind which ancient Chester sandstone speaks of the heritage of the home.

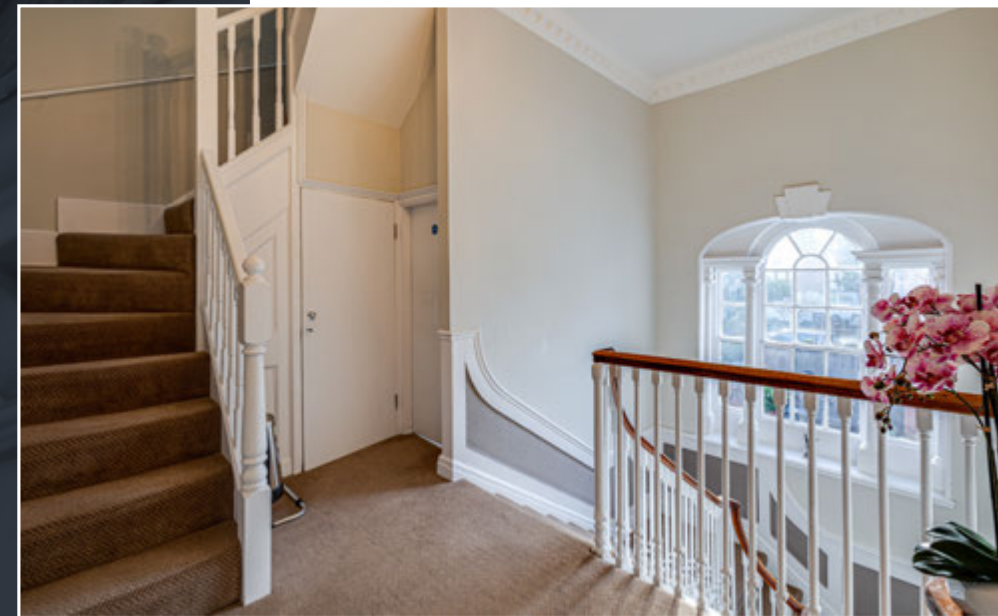
Hidden stairways hint at the possibilities should you wish to create a living space over two or even all levels.

## APARTMENT 1

Park up at the side of The Mayor's House and access the rear entrance hall via a part-glazed door which opens into the elegantly tiled hall, dressed in warm white. Here, the stunning curved oak staircase is beautifully illuminated by light that flows down through the large Venetian window on the turn.

From the broad and bright, first floor landing, make your way into Apartment 1, modelled around the home's former main drawing room. Now opened up to incorporate a living area and kitchen, the original large, marble fireplace and cornicing retain a classical elegance, with panelling to the lower walls and gentle sconce lighting to the walls. Sash windows draw in an abundance of light.

A breakfast bar peninsula offers a sense of distinction in this open-plan space, as the room transitions, with a grey oak Howdens kitchen furnished with Bosch induction hob, oven, fridge-freezer and dishwasher. French Cognac Neobo flooring retains that classic Georgian feel with a modern-day practicality.





From the large, light diffusing sash windows, replete with restored, original shutters, glimpse views of the iconic homes and oriel windows along King Street, here in the heart of Chester. White Quartz worktops emulate the gleam of the Victorian fireplace. Basking in evening sun, the morning sun is reserved for the master suite, accessed to the rear.

Spacious and bright, with neutral calming shades to the walls and carpets, the master suite offers ample room for all your furnishings, with access into the spacious ensuite featuring large, P-shaped bath with overhead shower, wash basin and WC.

The sumptuously sized second bedroom offers views out over King Street and also has access to its own private shower room with wash basin and WC. Originally part of the main drawing room, bedroom two retains a graceful elegance in its shuttered sash window, deep wall panelling and ornate ceiling cornice with picture rail. A great sized double bedroom, it could also serve as a home study.

Returning to the landing, sneak a peek at the utility room, shared between both apartments and containing washer/dryer, sink and communal cleaning closet.



## APARTMENT 2

Exuding urbane New York loft living appeal, Apartment 2 extends over 1100 square feet and encompasses the uppermost floor at The Mayor's House.

Ascending the stunning Georgian stick staircase, admire its handsome hand-turned newel post, juxtaposed against the attractive architect-designed glazing that provides a sneak peek into Apartment 2. A cleverly considered feature, the glazing retains views of the stunning staircase whilst serving to reduce noise.

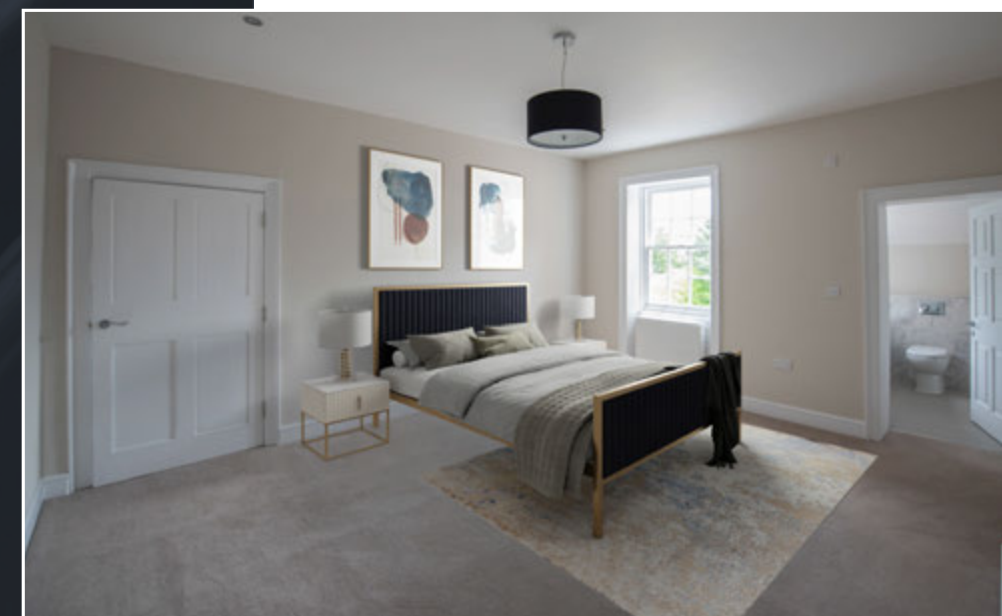
Swapping crisp neutrals for a more edgy charcoal grey, sense the individual character of Apartment 2, a modern yet classic home where the living and kitchen space offer the ultimate in modern living.

Quartz worktops sparkle beneath the spotlighting, with a central island adding sociable appeal. Furnished with Bosch induction hob, oven, fridge-freezer and dishwasher, Neobo Harvest Rye light oak effect flooring features underfoot in the bespoke designed Chelford kitchen.

Savour the sublime views over King Street from the living area, whilst from the master bedroom, elevated views extend across to the Storyhouse and the Town Hall. Relax and unwind in the ensuite, furnished with a rolltop bath, WC and wash basin. Beyond a door is a huge storage space, which could be converted into additional bedroom space, or potentially a dressing room.

There is a second bedroom, also offering elevated views through the large sash window, alongside a shower room.

Hidden away in the apex of the apartment is a peaceful and private third bedroom, ideal as a study, lounge or playroom. Drink in the inspirational views, from the highest point on Chester's finest street.







*"It has such a warm feel - even when it's been used for business, it feels like a home. Always, in the back of my mind I thought it would be great to make it a home again."*

## FLEXIBLE LIVING

Purchased by the current owner in 2000, The Mayor's House has undergone extensive renovations, whilst retaining its classical Georgian, homely feel throughout the decades.

With its combination of business premises and living accommodation, The Mayor's House has retained its fantastic, family home ambience throughout its incarnations.

Business, pleasure or leisure, there is so much versatility and potential at The Mayor's House. Whether you choose to convert the entire house into one stunning family home, there is the scope to live on one level whilst opening areas up, even letting out one of the apartments in the process to create revenue. With an open mind, any number of possibilities can be explored.

Also ideal for those looking to run a business whilst living above or continue to run the building as apartments and business rooms, there is such scope.

Create your own sunny, south facing seating area outside, whilst retaining two of the parking spaces. The potential is endless.

## VILLAGE LIFE IN THE CITY

An iconic and sought-after street, King Street is home to a friendly group of homeowners with their own residents' association, serving as its own 'village in the city'.

Get to know your neighbours at The Pied Bill, located along the ancient cobbles of Northgate at the top of the street. A 16th century coaching inn, the Pied Bull retains its classic Cheshire pub comfort, whilst there are also a number of independent restaurants located in the opposite direction including Chez Jules and Bollicini.

Call in for coffee at Marmalade or start the day with smashed avocado on sourdough at the Jaunty Goat.

Browse the shelves of King Street's independent book shop or take in a show at the Storyhouse - a cultural centre on your doorstep, home to two theatres, a cinema, library, restaurant and bar. You can also pay a visit to Chester Market and discover the latest offerings from the local produce traders.

Cycle out from the doorstep, with miles of track to be explored, or walk along the canal in the direction of the villages of Christleton and Waverton. Simply stroll along the iconic Walls and savour the joy of this central setting.

Delve deeper into the culture and heart of Chester: pay a visit to the cathedral; admire the unique architecture along the Rows; take a boat out along the River Dee and enjoy a flutter on the horses at the famous Roodee.

A home with such versatility, style, character and warmth, live the city life in style, at The Mayor's House.



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## THE MAYOR'S HOUSE CHESTER

### FINER DETAILS

- Grade II \* listed
- Two Luxury Apartments
- Office Space
- City Centre
- Freehold

Approximate Gross Internal Area = 386.2 sq m / 4157 sq ft  
(Including Basement)

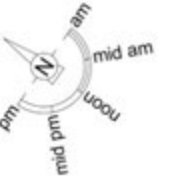


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