



No.6
QUEENS
PLACE
CHESTER



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In the heart of the city, near the ancient Roman Walls, discover period prestige in one of Chester's most sought-after postcodes along a quiet cul-de-sac, adjacent to Shropshire Union canal, at No. 6, Queens Place.

With its handsome Cheshire brick façade and Dutch window design, Grade-II listed No. 6, Queens Place stands proudly at the end of a row of three imposing Georgian terraced town houses.

With gated access to a gravel driveway, this enchanting home comes with the bonus of off-road parking for three or more cars.

Set over three storeys, with five spacious bedrooms, No. 6, Queens Place is a true Tardis, where room leads onto room. Setting the standard for the sophisticated rooms awaiting within, the deep blue period front door is set within an impressive pediment and pillared surround.



PERIOD PRESTIGE

Step inside into the entrance hall, where original Minton tiles enhance the period feel underfoot, with high ceiling and original oak staircase rising up from the centre. Storage is available for cleaning essentials beneath the stairs. Stairs also lead down to the large cellar, ideal for storage and with the potential for so much more.

With sash window views over the quiet and peaceful street to the front, step through into the spacious, light-filled sitting room, where cream carpet extends underfoot and a splash of Laura's Ashley's pink cranberry adds warmth to the chimney breast, where an open fire offers a toasty glow on winter evenings



CHARACTER & COMFORT

Across the entrance hall, discover the dining room, where an imposing stone inglenook contains an open fire. Pendant lighting adds a contemporary feel above the dining table, where there is space for all the family at Sunday dinner and Christmas time. A large window draws in light, providing views out over the garden, whilst an archway offers a seamless flow through into the morning room, where cream carpet flows underfoot.

Light and bright, a window invites daylight in from the side, whilst a door offers easy access out to the garden, perfect for that easy entertaining indoor-out flow. A home where classic character is balanced by contemporary comforts, Hive central heating allows you to control the temperature throughout the home from both home and abroad.

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FEAST YOUR EYES

The heart of the home, also opening up from the dining room is the recently refurbished kitchen, where wooden cabinetry offers ample storage and complementary worktops provide plenty of preparation space. Currently housing a Range-style cooker, extractor hood and gas hob, stainless steel sink, freestanding fridge-freezer, earthy toned splashback tiles harmonise with the original flooring underfoot.

Keeping the kitchen clutter free, there is also a handy utility room with a range of additional cabinetry and worktops following the same motif as the kitchen, providing additional storage alongside plumbing for a washer-dryer. This room also features an accessible downstairs WC and wash basin.



BEDTIME BECKONS

Returning to the entrance hall, ascend the handsome original oak staircase to the first-floor landing, admiring the traditional chair rail. Light spills down from the large skylight above, illuminating the landing creating an airy and welcoming feel.

Make your way through to the master bedroom, where the stunning Dutch window and original Georgian cast iron fireplace imbue the room with characterful cosiness. Spacious and bright, there is ample space in this bedroom for a king-size bed and additional wardrobes.

Also located on the first floor is the capaciously sized second bedroom, with a large sash window offering views out over the rear garden. Carpeted underfoot in cream, in the same manner as the master bedroom, a feature original fireplace retains the connection with the heritage of the home. Built in wardrobes to either side of the fireplace for ample storage.

Leading on from the second bedroom is the useful first floor laundry room, with a sash window overlooking the rear garden and currently accommodating the boiler and hot water tank.

Serving the master bedroom and bedroom two is the enormous first floor bathroom. Soak away your cares in the freestanding, rolltop, claw-footed bath with handheld shower attachment, or start the day with a rejuvenating spritz in the shower cubicle. Twin wash basins also feature, alongside two heated ladder-style towel radiators and a WC, whilst light floods in through the large sash window to the rear.





SOAK & SLEEP

Ascend the staircase once more to arrive at the second-floor landing, again brightly lit courtesy of the large roof light above. Storage can be found in cupboards both on this landing and the first-floor landing.

A spacious family home, three further bountiful bedrooms await on this level. Step through to discover bedroom three, a spacious bedroom with remote-control electric fire adding a cosy warmth in winter. Carpeted underfoot, this double bedroom is dressed in calming shades of white and green and overlooks the front through a large sash window.

Also with a feature remote control electric fire, a fourth bedroom looks out over the rear. With built-in storage and dressed in shades of pale blue, this bedroom has a peaceful feel.

Bedroom five, looks out to the side, and is carpeted in cream. Ideal as an office, light flows in through a skylight above.

Recently refitted, a contemporary shower room features walk-in, electric shower, wash basin and WC.

From the landing, there is also access through a hatch via a fitted loft ladder to a part boarded loft, offering even more storage space.

A largely self-contained haven, the second floor is a peaceful retreat from the comings and goings of the ground and first floors.





SUNSHINE, SHELTER & SHADE

Outside, the quiet, private and sheltered walled rear garden is the perfect escape on a summer's day. Astro turf lawn provides all-season greenery, bordered by mature plants.

Secure and safe, courtesy of the tall walls and lockable rear sliding gate, this garden is perfect for children and pets. There is also a handy garden shed and workshop.

"It's lovely in the summer enjoying the sunshine, well sheltered from any breezes!"



ON YOUR DOORSTEP

Dating back to around 1785, the completion of No. 6, Queens Place no doubt coincided with the arrival of the neighbouring canal.

Enjoy strolls along the towpath and head into the centre of the city, where shops, restaurants, pubs, bars, bistros, cinema and theatre are all at your fingertips.

Just across the canal is the bus station, whilst Chester's railway station is a mere ten-minute walk away with mainline services to London, Manchester, Wales and beyond. With motorway links just five minutes' drive from the door, it's also easy to access both Liverpool and Manchester airports.

Families are perfectly placed for local schools, with the independent Queens School in walking distance and Kings School within easy reach. The university is also just a stroll away.

Enjoy a thirst-quencher at one of the numerous pubs along the canal, or head into the city. With abundant walks on the doorstep and along the canal in both directions, there's no need to take the car to discover the many delights that lie with easy reach. Take



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a tour of the nearby cathedral and take a turn about the leafy Grosvenor Park. Wander along the banks of the River Dee, enjoy a spot of boating, take in a show at the nearby Storyhouse, or browse the food and drink outlets at the new Market.

With such quintessential Chester sights as High Street, the city Walls and the famous Eastgate clock close by, No. 6, Queens Place embodies the essences of city living.

Perhaps ideal for reimagination as a bed and breakfast venture, this substantial home is perfectly placed for all the tourist essentials, including the nearby Grosvenor Museum, Roman guided tours, tour buses, river and canal cruises and live music at Alexander Court.

With gyms, cinemas, cathedrals, churches, cafes and culture close by, No. 6, Queens Place could not enjoy a finer situation, also only a short drive from Cheshire Oaks and in walking distance of Chester Racecourse.

Spacious and serenely situated on a quiet cul-de-sac, with a surprising amount of outdoor space and private parking, No. 6, Queens Place is a rare city-centre gem.



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Approximate Gross Internal Area = 339.8 sq m / 3657 sq ft

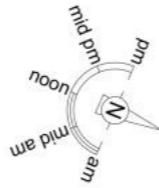


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FINER DETAILS

- Built in 1795
- Grade II listed
- Adjacent to the Shropshire Union Canal
- Central location a few minutes walk from the Eastgate Clock



presented by



 WHAT3WORDS: wishes.goods.loudly

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