



LONG LANE, CHESTER

OFFERS OVER £700,000

- A WARM & WELCOMING DETACHED HOME
- BEAUTIFULLY STYLED OPEN PLAN KITCHEN/FAMILY ROOM
- CHESTER CITY AROUND A 10 MINUTE CAR JOURNEY AWAY.
- OFF ROAD PARKING
- PRIVATE REAR GARDEN WITH LARGE LAWN AREAS AND COURTYARD.
- CLOSE ACCESS TO EXCEPTIONAL LOCAL AMENITIES



LONG LANE, CHESTER, CH1 6DN



WELCOME TO FRUIT FARMHOUSE, SAUGHALL

Immerse yourself in the picturesque charm of rural living with all the modern comforts and conveniences of the city nearby. Welcome to fruit farmhouse, a bespoke, impeccably designed detached residence surrounded by rolling countryside views. Having been lovingly extended and remodelled by the current owners over the years to create a perfect home for any modern-day buyer, Fruit Farmhouse offers the perfect fusion of classic and contemporary features throughout. The origins of this property are traced back to a vision, a dream brought to life by the current owner. The result is a home that seamlessly merges the grandeur of spacious, light-filled living with the modern accoutrements essential for ease and comfort.

Location - Situated on the cusp of both Saughall & Mollington villages, excellent amenities are on your doorstep including a range of local shops, frequent bus links, catchment of well regarded schools, Chester City less than 10 minutes away by car offering a comprehensive range of boutique shops, independent eateries and much more. There are beautiful countryside walks nearby & the location of this home is a commuters dream with close access to motorway links.

WELCOME TO THE HUB OF THIS HOME

This extended sociable open plan kitchen/living area is the epitome of family living. This versatile and light drenched room showcases a large feature island, Corian worksurfaces and mood lighting, a range of Bosch built in appliances to include four self cleaning

ovens, full length fridge and freezer, dishwasher, induction hob and an instant hot water filter tap. This room is drenched in natural light having a range of doors all with remote controlled blinds and a range of Velux windows again controlled via electric remote. This truly is the perfect spot for entertaining and hosting dinner parties.

THE GROUND FLOOR

As you enter this impressive home, there is a porch which leads into a reception hallway/snug area. This is the perfect spot for relaxing after a long day at work & provides access to the first floor via a staircase with a newly fitted glass banister, the wood flooring in this room is characterful underfoot, countered by the streamlined modern cabinetry, providing a profusion of storage. Off this room there is a gorgeous lounge with windows to the front, side and rear elevation. This room has a multi stove log burner making it a cosy retreat to unwind with a glass of your favourite tipple in the evenings. The ground floor also benefits from an on-trend shower room, cloaks area and a spacious utility room.

OWNER QUOTE:

"It's a great sociable family home, there's so much space and it's ideal for entertaining, especially at Christmas. With family staying over, every room is in use – there's enough space for everybody, it never feels crowded."

TO THE FIRST FLOOR

Ascend the stairs to arrive at the first-floor landing, as you walk up to the right you are greeted by a good-sized dressing room. Continuing across the landing, there are three double bedrooms, all offer a beautiful rural view from the windows. No expense has been spared in the creation of the newly fitted family bathroom; this is a relaxing haven & has a luxurious hotel quality feel within it. Offering a freestanding bath, fitted vanity unit & loo. As you continue to the second floor, there is a master bedroom with Velux windows & a stylish en-suite shower room. You can hide away from the hustle and bustle of family life on this top floor & let's face it, we all need. tranquil oasis from time to time.

OUTSIDE

Continue down the gravel driveway and you'll find an abundance of off-road parking & gated access to the rear gardens. The rear gardens offer a surprise around each corner. There is a very good-sized courtyard area which is perfect for hosting those family BBQ'S, we all know we can't rely to much on this fine British weather, which is why there are also two covered seating areas. Phew, no need to cancel those plans. The rear garden also offers a good-sized lawn area with an abundance of well stockers borders and mature trees. This property is oil fired throughout.

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Council Tax:

Band E

Local Authority:

Cheshire West and Chester

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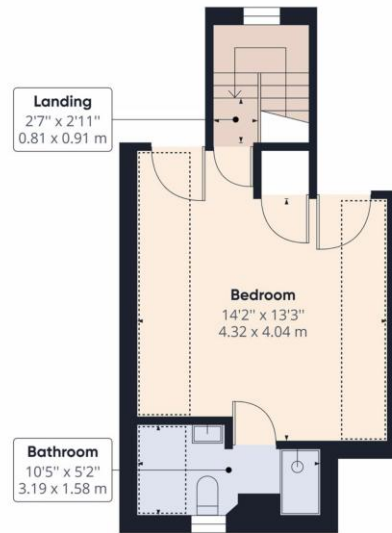
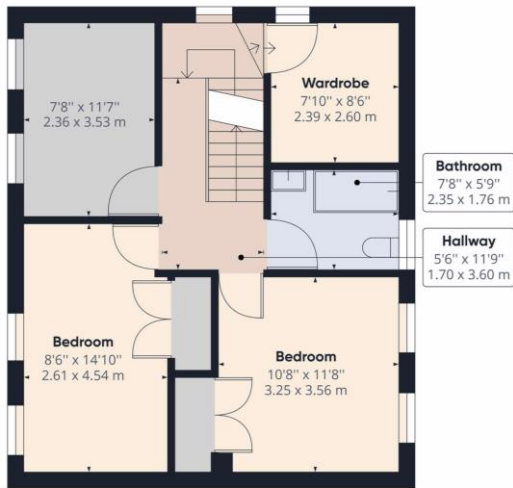


Total Floor Area:
2,062 sq ft / 192 sq m

Viewings:
By prior appointment with the agent

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Approximate total area⁽¹⁾
254.38 sq ft
23.63 m²

Reduced headroom
88.37 sq ft
8.23 m²

(1) Excluding balconies and terraces

Measured headrooms (Below 1.9m E20)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

09/07/2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements