

An outstanding detached home with  
approx 5.23 acres & equestrian facilities

Kinnerton Road, Lower Kinnerton, Chester, CH4 9AE



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Guide Price £1,500,000

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## About this property

Heywall House was purchased by the current owners in 2017 and has been completely renovated, extended and adapted during their tenure to create an outstanding family home with excellent equestrian facilities.

The property sits well within its grounds of 5.23 acres and is privately located set back from the road. It is approached via a shared driveway which leads to an extensive parking area in front of the house and garage.

The ground floor accommodation comprises a welcoming entrance hall, impressive open plan kitchen/family room with granite work surfaces throughout, and a range of high quality fitted units and appliances. There is a spacious living/dining room, utility room and WC. There is also an additional large reception room which has been utilised for multi-generation living which currently comprises of a kitchen/dining area and a living room.

The first floor has an outstanding principal bedroom with dressing room, ensuite with bath and shower and full height oak framed window with French doors and a Juliet balcony, taking in the impressive far reaching rural views. The remaining accommodation comprises of an additional ensuite bedroom, three further bedrooms and a family shower room.



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## The Grounds & Equestrian Facilities

Externally the grounds are a real feature of the property and mainly consist of lawn and paddock areas, there are also mature trees and shrubs providing privacy. There is an outbuilding with garaging below and large office space above, which is ideal for home working and there are a number of areas which are ideal for outdoor dining and entertaining.

The owners have created outstanding equestrian facilities within the grounds and these include an American barn with stabling for four but potential for six along with a secure tack room, hay bay, electric and hot/cold water. There is also a sand and fibre manège measuring 45m x 25m.

The property benefits from solar panels with a Feed in Tariff Rebate Scheme



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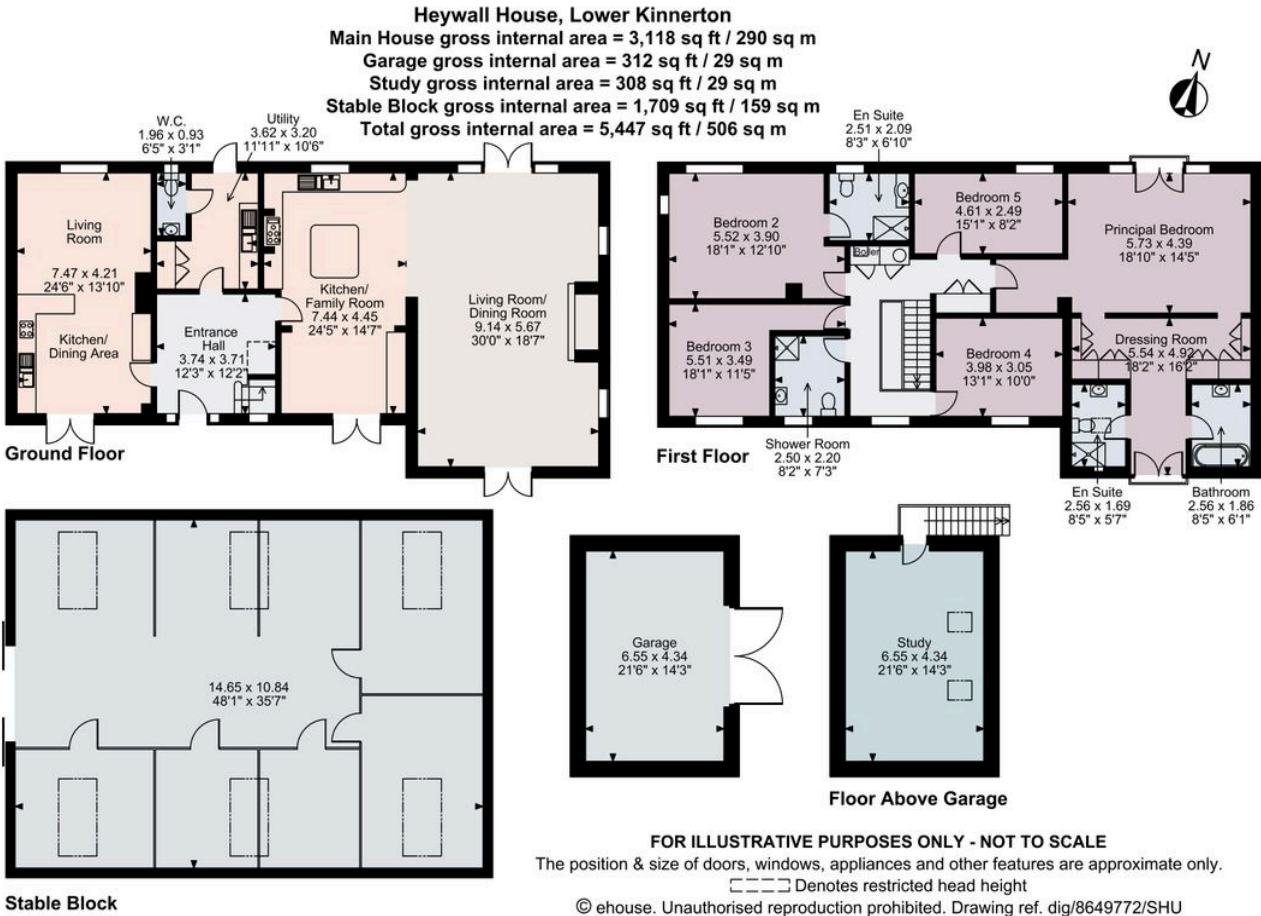
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## Plans

Approx. gross internal floor area  
3118sq ft to 5447 sq ft



## Local Area

Heywall House is conveniently situated about five miles south west of the historic city of Chester, and lies in the centre of the popular area of Lower Kinnerton.

Higher Kinnerton village (1 mile) has a number of local amenities, a village hall, church and two pubs.

There are a number of well regarded schools locally which includes Dodleston Church of England primary school (1.5 miles) and independent day schools within the area include King's and Queen's School, Abbey Gate College and The Firs.

There is a retail park at Broughton (2 miles) which has a comprehensive range of high street shops and restaurants as well as a cinema.

The Cathedral City of Chester is one of the north-west's leading retail and commercial centres and offers an extensive range of shops, restaurants and cultural activities.

Chester has direct access to the motorway network, linking to Manchester, Liverpool and their airports and to the North Wales coast. There is a direct and regular rail service from Chester to London Euston (about 2 hours).

Please note: all times and distances are approximate.

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## Key Information

### Local Authority

Cheshire West & Cheshire

### Council Tax

Band = G

### Tenure

Freehold

### Services & Additional Information

Mains Water, Electricity and Gas

Private Drainage

Solar Panels

### EPC

EPC Rating = B

PROPERTY

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Enquire

### Talk to an agent

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## More Information



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