



Windmill Lane

Christleton,
Chester, Cheshire CH3 7BS

£625,000

* BEAUTIFUL COTTAGE * LOCATED ALONG A PICTURESQUE COBBLED STREET * CONSERVATION AREA. An attractive four bedroom cottage ideally situated within Christleton Village. The accommodation, which benefits from plenty of natural light and is well presented throughout, briefly comprises: reception hallway, cloakroom/WC, living room with multi-fuel burner and French door to outside, fitted kitchen with integrated appliances and gas fired AGA, dining room, UPVC double glazed conservatory, large landing area, principal bedroom with fitted bedroom furniture and en-suite shower room, bedroom two, bedroom three/sun room with patio windows, bedroom four and bathroom. The property benefits from gas fired central heating. The Old Bakehouse is located along a cobbled road with parking for at least four cars at the front. To the side there is a further parking space and single garage with attached utility room. (Continued....)

(....Continued) To the rear the gardens are a particular feature being of two distinct areas incorporating a walled courtyard style garden with steps leading up to a further walled lawned garden. The rear gardens enjoy a good degree of privacy and a sunny aspect. Viewing highly recommended.

LOCATION

The pretty conservation village of Christleton is ideally situated close to the historic city of Chester. To its centre is the beautiful church of St James and nearby the Shropshire Union Canal passes through, while the large Christleton Pond is noted for its abundance of ducks and swans. The village has an active local community with a good range of local services including a general store, public house, cricket club and well regarded primary and secondary schools. There are also a number of private schools within easy driving distance including the King's School, Queen's School and Abbeigate College. Easy access is available to neighbouring centres of employment via the M53 which leads to the motorway network and also the Chester Southerly By-Pass which leads to North Wales.



AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only. The detailed accommodation comprises:

RECEPTION HALL

5.82m x 1.73m (19'1" x 5'8")

Wooden panelled entrance door, coved ceiling with two ceiling light points, two wall light points, double radiator with thermostat, tiled floor, two secondary glazed windows overlooking Windmill Lane, wall

mounted digital central heating controls and staircase to the first floor with two built-in under stairs storage cupboards. Double opening glazed doors to the Living Room, glazed door to Kitchen/ Dining Room and door to the Cloakroom/WC.



CLOAKROOM/WC

1.73m x 1.07m (5'8" x 3'6")

Low level WC, wall mounted wash hand basin with tiled splash-back, single radiator with thermostat, ceiling light point, burglar alarm control pad, Vent Axia extractor, tiled floor and hanging for cloaks. Personal door to Garage.

LIVING ROOM

5.64m x 3.07m (18'6" x 10'1")

Chimney breast with Italian marble fireplace and hearth housing a dual-fuel burner, window overlooking the rear courtyard and French door to outside, coved ceiling, two double radiators with thermostats and satellite aerial connection. Door to Kitchen/Dining Room.



KITCHEN/DINING ROOM

5.08m maximum x 4.65m maximum (16'8" maximum x 15'3" maximum)

Open plan fitted Kitchen and Dining Room.

DINING ROOM

5.11m x 2.21m plus door recess (16'9" x 7'3" plus door recess)

Double radiator with thermostat, window overlooking the rear courtyard, tiled floor, two ceiling spotlights and double opening glazed doors with side windows to the Conservatory. Opening to Kitchen.



KITCHEN

3.43m x 2.26m (11'3" x 7'5")

Fitted with a modern range of base and wall level units incorporating drawers, cupboards with a corner 'magic' cupboard and granite worktops. Inset 1½ bowl Franke stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop, wall tiling to work surface areas, gas fired AGA in green with double oven and two hotplates providing for the domestic hot water, ceiling spot-lighting, two Fisher and Paykel drawer dishwashers, integrated fridge with pull out shelves, integrated AEG microwave combination oven with grill, two secondary glazed windows overlooking Windmill Lane and tiled floor.



CONSERVATORY

3.30m x 2.29m (10'10" x 7'6")

UPVC double glazed Conservatory with a pitched glass roof, feature exposed brick wall, tiled floor, lantern style light and door to outside.



LANDING

7.06m x 1.70m (23'2" x 5'7")

Large landing area with space for desk, three secondary glazed windows overlooking Windmill Lane, three ceiling light points, smoke alarm, double radiator with thermostat and built-in cupboard with shelving. Doors to the Principal Bedroom, Bedroom Two, Bedroom Three/Sun Room, Bedroom Four and Family Bathroom.



PRINCIPAL BEDROOM

3.84m x 3.05m (12'7" x 10')

Full height fitted double wardrobe, two storage cupboards and two bedside units. Secondary glazed window overlooking the rear, single radiator with thermostat and ceiling light point. Door to En-Suite Shower Room.



EN-SUITE SHOWER ROOM

2.67m x 2.62m (8'9" x 8'7")

Well appointed three piece suite in white with chrome style fittings comprising: tiled shower enclosure with Mira XL power shower and curved glazed sliding door; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Six recessed ceiling spotlights, extractor, chrome ladder style towel radiator, single radiator with thermostat, double glazed Velux roof light and tiled floor with electric underfloor heating.



BEDROOM TWO

3.51m x 2.36m plus door recess (11'6" x 7'9" plus door recess)

Secondary glazed window overlooking the rear, single radiator with thermostat, ceiling light point, access to insulated loft space and built-in wardrobe with hanging rail and shelf.



BEDROOM THREE/SUN ROOM

3.38m x 2.72m (11'1" x 8'11")

Double glazed sliding patio window with a pleasant open outlook, ceiling light point, double radiator with thermostat, television aerial point, telephone point and access to insulated part-boarded loft space.



BEDROOM FOUR

2.82m x 2.69m (9'3" x 8'10")

Secondary glazed window overlooking the rear garden, single radiator with thermostat, ceiling light point, built-in wardrobe with hanging rail and shelf and access to insulated loft space.



BATHROOM

2.39m x 1.65m (7'10" x 5'5")

Well appointed three piece suite in white with chrome style fittings comprising: panelled bath with Mira XL power shower over and folding glazed shower screen; pedestal wash hand basin; and low level WC. Part-tiled walls, secondary glazed window overlooking Windmill Lane, extractor, ceiling light point, wall light with electric shaver point, ladder style towel radiator, vinyl floor covering and built-in

airing cupboard housing the hot water cylinder and immersion heater with slatted shelving and the pump for the power showers.



OUTSIDE

The property is located along a private road off Pepper Street in the village of Christleton. To the front there are easy to maintain cobbles with a brick set and cobbled parking area providing space for four cars. There is an additional driveway to the side. Integral to the cottage there is a also single garage. A small wooden gate from the driveway provides access via a series of steps to the lawned rear garden. Outside water tap, outside lantern style light, external gas and electric meter cupboards.

SINGLE GARAGE

5.23m x 2.82m (17'2" x 9'3")

With a remote controlled electronic shutter door, two fluorescent strip lights, two electrical consumer boards, power and sliding door to the Utility Room. Personal door to the Cloakroom/WC.

UTILITY ROOM

2.77m x 1.47m (9'1" x 4'10")

Fitted worktop with cupboard beneath, plumbing and space for washing machine, space for tumble dryer, wall mounted Glow Worm Flexicom 15HX condensing gas fired central heating boiler, ceiling light point, window, tiled floor and courtesy door to the rear garden.

REAR ELEVATION



REAR GARDEN

To the rear of the property there are two distinct gardens. The cottage enjoys a walled courtyard style garden with a tiled terrace and raised borders which are well stocked with a variety of flowers, shrubs and climbing plants. Outside water tap and outside light. A series of steps with a decorative wrought iron gate then lead up to a lawned garden enclosed by brick walling with deep well stocked borders, pathways and seating area. The garden enjoys a high level of privacy and a sunny aspect. Brick built store (6'4" x 4'5").



LAWNED GARDEN



VIEW TO REAR



WINDMILL LANE



AGENT'S NOTES

- * Council Tax Band G - Cheshire West and Chester.
- * Tenure - believed to be Freehold. Purchasers should verify this through their solicitor.
- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * The property is protected by a burglar alarm system.
- * The property is on a water meter.
- * The property benefits from gas fired central heating.
- * There is a gas fired AGA which provides for the domestic hot water, together with a hot water cylinder and immersion heater.
- * The property is located within a 'Conservation Area'.

DIRECTIONS

From Chester City centre proceed through Boughton and at Bill Smith's motorcycle showroom turn right and immediately left onto the Christleton Road. At the new 'hamburger' roundabout proceed straight across onto the A41 Whitchurch Road. Then take the second turning left, immediately before The Trooper Inn Public House, and continue over the hump back bridge and along Pepper Street. On entering the village of Christleton, Windmill Lane will be found on the left hand side.

VIEWINGS

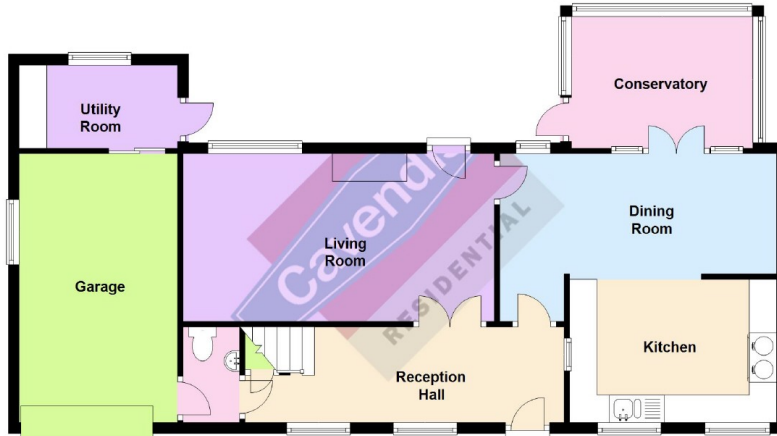
By arrangement with the Agent's Chester Office
01244 404040.

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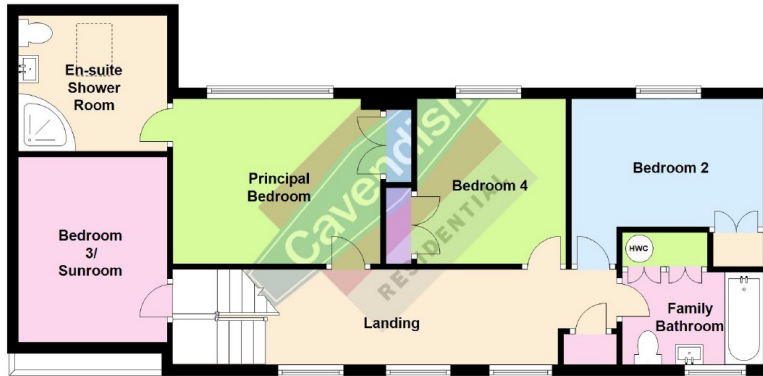
Ground Floor

Approx. 80.2 sq. metres (863.4 sq. feet)



First Floor

Approx. 68.5 sq. metres (737.5 sq. feet)



Total area: approx. 148.7 sq. metres (1600.9 sq. feet)

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

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