



CHAPTER HOUSE | CHESTER HIGH ROAD | HINDERTON, NESTON | CH64 7TS | £450,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

Chapter House, Hinderton Hall Estate, Chester High Road, Neston, CH64 7TS.

INTRODUCTION

Chapter House is a 3 bedroom barn conversion located in a beautiful parkland setting yet conveniently placed for Neston, Heswall and the Wirral Peninsula. The development was designed by local architect Alfred Waterhouse with the barns being formerly used as the agricultural buildings to Hinderton Hall.

Having undergone a programme of sympathetic yet comprehensive renovation and refurbishment the sandstone and brick homes have been modernised to provide a beautiful family home incorporating original features yet having the benefit of being spacious, light and airy. The accommodation to the ground floor comprises a large reception hall with galleried landing above, cloakroom/utility, bespoke kitchen with integrated appliances, dining room and living room. To the first floor there is a spacious landing area, master bedroom having en suite shower room, two further bedrooms and family bathroom. The gardens are secluded and laid to lawn to the rear, with the front being open plan providing brick paved parking. Open aspect to both the front and the rear.

The property has gas fired central heating, double glazed windows and doors.





LOCATION

Located at the end of a long private drive standing within the grounds of Hinderton Hall the property occupies a tranquil setting having beautiful open aspect to both the front and the rear.

Neston and Heswall are conveniently located providing an excellent range of everyday facilities to include shopping, schools, sports restaurants and bars. Whilst more leisure pursuits will be found along the Wirral Way and Wirral Peninsular to include sailing, walking, cycling etc.

ARCHED TIMBER FRAME ENTRANCE DOOR

The Accommodation provides:

RECEPTION HALL

A most impressive reception hall having a vaulted ceiling, imperial oak staircase with glass balustrade, Gothic stone mullion window, exposed brick work to part. Part double glazed door having glazed side panels leads to the rear garden.

UTILITY ROOM/CLOAKROOM

This room is used for a dual purpose having a low level WC and wash hand, basin within a vanity unit, ladder style heated towel rail, fitted mirror with light, tiled floor. There are a range of sliding doors leading to a utility area housing the Worcester boiler which serves the central heating and domestic hot water, void and plumbing for washing machine and tumble dryer.

KITCHEN

13' 3" x 10' 5" (4.04m x 3.18m) Well fitted having a range of fitted base and wall mounted cupboards and drawers, complimentary solid wood working surfaces.

Rangemaster Professional Plus range cooker having a 5 ring gas top and electric double oven, glass splash back, stainless steel sink unit having a mixer tap, double panel radiator, tiled floor, double glazed window. Access to:

DINING ROOM

13' 3" x 10' 2" (4.04m x 3.12m) Double glazed window overlooking the rear garden, double panel radiator.



LIVING ROOM

19' 7" x 16' 6" (5.97m x 5.05m) Gothic arch stone mullion window and further double glazed window overlooks the garden, double glazed patio doors, double panel radiator, LED ceiling lights.

STAIRCASE LEADS FROM THE RECEPTION HALL TO

GALLERIED LANDING

Double glazed window overlooking the gardens and open countryside, two double panel radiators.

MASTER BEDROOM

19' 5" x 13' 1" (5.92m x 3.99m) Two velux windows, two wall light points, double panel radiator.

EN SUITE

Shower cubicle housing overhead and hand held shower, low level WC within a vanity unit, velux window.

BEDROOM 2

12' 7" x 11' 1" (3.86m x 3.38m) Velux window, double panel radiator.

BEDROOM 3

12' 7" x 10' 11" (3.84m x 3.33m) Double glazed window to the rear elevation, double panel radiator.

FAMILY BATHROOM

Panel bath having mixer tap, wash hand basin within a vanity unit, low level WC, heated ladder style towel rail.

EXTERIOR

The property is approached via a long tarmac drive which leads to both the front and the rear of the property. To the front there is an extensive brick paved drive providing parking. The rear garden is approached via a wrought iron pedestrian gate having two sandstone gate posts. The garden itself is sunny and sheltered being principally laid to lawn and having two patio areas.

VIEWINGS

Viewing strictly through the selling agents by telephoning 01244 317833.



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SERVICES

All mains services are connected.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

We understand the tenure to be freehold.

SALE PARTICULARS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

WARRANTY

The property benefits from a six year warranty provided by Architects Certificate Ltd following inspections.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

SURVEY

We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice and for full details on the different types of inspection available and for a specific quotation of costs please contact our Survey Department on 01244 317833, entirely without obligation.







GROUND FLOOR

