



High Street

Farndon,
Chester, Cheshire CH3 6PU

**Offers Over
£450,000**

* CENTRAL VILLAGE LOCATION * CHARACTER PROPERTY * BEAUTIFUL MATURE GARDENS * LARGE GARAGE.
An individual four bedroom detached house approached via a part-cobbled driveway from the High Street in the centre of Farndon Village. The accommodation briefly comprises: enclosed entrance porch, sitting room with exposed brick walls and fireplace housing a cast-iron wood burning stove with beamed mantel, study area, rear hall, utility room, principal bedroom with French doors to an outside patio area and en-suite bathroom, bedroom two, bedroom three, an impressive first floor open-plan living room/kitchen and dining area with a large window enjoying views into the distance and a high ceiling with exposed beams, bedroom four and bathroom.
(Continued...)

(Continued...) The property occupies a pleasant position set back from the High Street in Farndon and is approached via a gated driveway which leads to a large garage which has potential for conversion (subject to any necessary planning consents). To the front there is a lawned garden with mature shrubs, trees and well stocked borders. To the rear there is a secluded high walled patio area. If you are looking for a character property in a popular village location, then would urge you to view.

AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation, which has a wealth of character and charm, comprises:

ENTRANCE HALL

3.58m x 1.17m (11'9" x 3'10")

Georgian glazed front door and side panels. Tiled floor. Wall mounted Dimplex heater.

SITTING ROOM/RECEPTION HALL

5.49m x 5.21m (18' x 17'1")

Exposed beams and brickwork, cast iron wood burning stove on raised quarry tiled recess with heavy beamed mantel. Single and double panelled radiators. Teak staircase to first floor. Opening to Study Area with wall mounted telephone point.



FIREPLACE



REAR HALL

Travertine tiled floor, gas fired central heating boiler.

UTILITY ROOM

2.36m x 1.93m (7'9" x 6'4")

Base and wall units, part glass fronted. Corner display shelving. Plumbing for washing machine. Travertine tiled floor.

PRINCIPAL BEDROOM

3.35m x 3.05m (11' x 10')

Two double fitted wardrobes, radiator. Glazed double doors to the rear patio.



ENSUITE BATHROOM

3.07m x 1.70m (10'1" x 5'7")

White Heritage suite comprising panelled bath with Victorian style mixer tap and shower fitting, vanity unit wash basin, low level w.c., tiled walls to dado height, Travertine tiled floor. Extractor

fan and shaver point, radiator. Arched display recess.



BEDROOM TWO/SNUG

5.05m x 2.57m (16'7" x 8'5")

BEDROOM THREE

3.53m x 2.34m (11'7" x 7'8")

an outlook over the garden.



FIRST FLOOR

Turned Oak staircase leading to:

LIVING/DINING/KITCHEN

7.72m x 5.72m (25'4" x 18'9")

Open plan with exposed beams and purlins, two fitted store cupboards one being the cylinder airing cupboard. Extensive range of pine base and wall units incorporating plate and wine racks and an island unit with drawers and cupboards, corner display shelving. Granite worktops, Belfast sink with brass mixer tap and recess for cooker, tiled splashbacks, three double panelled radiators and TV point. Picture window with a westerly outlook and windows to three sides with



KITCHEN



BEDROOM FOUR

3.51m x 3.35m (11'6" x 11')

Double panelled radiator.



FAMILY BATHROOM

3.35m x 1.96m (11' x 6'5")

Panelled bath with Oak panelling, Victorian style mixer tap and shower. Heritage vanity unit with cupboard beneath and tiled splashback. Low level w.c., shaver point and double panelled radiator.



OUTSIDE

GATED ENTRANCE

The property is approached from the High Street through wrought iron metal gates flanked by brick walling to a gravelled driveway providing parking and leading to the Garage.



ATTACHED DOUBLE GARAGE

7.09m x 5.61m (23'3" x 18'5")

Two wooden doors, maximum ceiling height of 19ft, with potential to develop further (subject to obtaining any necessary planning permission).



THE GARDENS

A pathway leads to the rear where there is a most attractive terrace with a pergola and climbings, brick and stone wall surround together with climbing plants including Hydrangea and Camelia. This terrace enjoys a sunny aspect in the evening and is also accessed from the rear hall adjacent to the utility room. The walled gardens of Cheshire brick and Sandstone, are a feature of the property, enjoy a sunny aspect and provide lawned areas on three levels and extensively stocked borders with a variety of shrubs and herbaceous plants, together with Laurel and box hedging and a number of specimen trees. Shrubs include Roses, Eleagnus, Laurels, Holly and Azalea. Fig

and Apple trees. From the garden there is a view of the village Church.

FRONT GARDEN



GARDEN



WATER FEATURE



AGENT'S NOTE

- * Council Tax Band G - Cheshire West and Chester.
- * Tenure - understood 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 in a conservation area.

LOCATION

Farndon village lies some 9 miles south of Chester City centre, and provides local amenities including shops for everyday needs, health centre, community hall and sports centre, pubs with restaurant facilities, Church and primary school. Secondary schools are within easy reach at Malpas, Christleton and Great Boughton and Abbey Gate College is nearby in Saighton. There is a regular bus service to both Chester and Wrexham which provide extensive shopping, schooling and recreational facilities. The nearest train station is Wrexham (6 miles), with Liverpool Airport (23 miles) and Manchester Airport (35 miles). Easy access is available to all the motorway networks.

DIRECTIONS

From the Agent's Chester office turn left out of Cuppin Street onto Grosvenor Street, continuing through the traffic lights into Pepper Street, following the road around past the Amphitheatre and through the one way system and at the roundabout take the third exit onto the A51

Boughton. Continue to Bill Smith's Motorcycle Showroom, turning right as if heading back towards the City and turn first left onto Sandy Lane. Continue out of Chester passing through Huntington, Aldford and Churton and into the village of Farndon. At the 'T' junction in Farndon, turn right. The cobbled driveway entrance to the property is after a short distance on the right hand side.

VIEWING

By arrangements made through the Agent's Chester office 01244 404040.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440/David.adams@cavendishrentals.co.uk

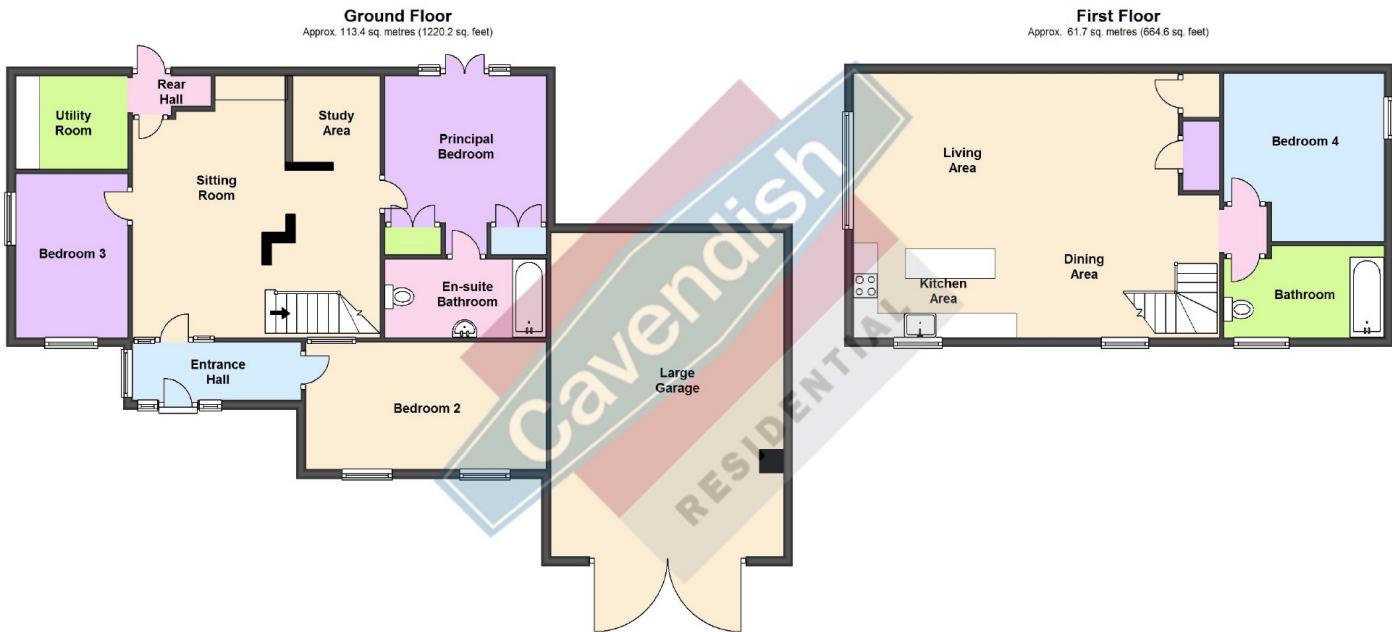


PS

High Street, Farndon, Chester, Cheshire CH3 6PU

www.cavendishresidential.com

FLOOR PLANS



Total area: approx. 175.1 sq. metres (1884.8 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

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

