



## Moor Lane

Rowton,  
Chester, Cheshire CH3 7QW

**No Onward Chain**  
**£415,000**

**\* DETACHED COTTAGE \* NO CHAIN \* OVERLOOKING FARMLAND TO FRONT \* POTENTIAL TO IMPROVE \***  
CONSERVATION AREA IN THE GREENBELT VILLAGE OF ROWTON. An attractive three bedroom detached cottage occupying a pleasant position along Moor Lane in the desirable 'greenbelt' village Rowton. The property features two staircases and could be utilised as a three bedroom house or a two bedroom, with a one bedroom adjoining annexe. The accommodation briefly comprises: open porch, living room with brick fireplace and cast-iron log burner, dining room, sitting room, rear hall, kitchen, separate kitchenette/utility room, bathroom, landing, three bedrooms and bathroom. The property benefits from GCH and the majority of the windows are UPVC double glazed. Externally there is a lawned garden at the front with driveway parking. To the rear there is a block paved area and lawned garden, with a useful range of brick out buildings. If you are looking for a period property with potential to improve then we would strongly urge you to view.

## LOCATION

Rowton is conveniently situated about four miles from the historic city of Chester and close to the neighbouring villages of Christleton and Waverton. The popular village of Waverton is nearby which provides a parade of shops, a primary school and community/health centre. The pretty conservation village of Christleton is also close by and has an active local community with a good range of local services including a general store, public house, cricket club and well regarded secondary school. There are a number of private schools within easy driving distance including the King's School, Queen's School and Abbeygate 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. Chester has a mainline railway with a direct two hour service to London Euston.

## AGENT'S NOTES

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

The detailed accommodation comprises:

## PORCH

Open Porch with painted trellis and quarry tiled floor. Wooden panelled entrance door to Living Room.



## LIVING ROOM

4.32m x 3.66m (14'2" x 12')

UPVC double glazed sash window overlooking the front, feature exposed brick fireplace with wooden mantel and tiled hearth housing a cast-iron log burner, ceiling light point, telephone point, double radiator, electrical consumer board, TV aerial point and staircase to the first floor. Latch-lever door to the Rear Hall and wooden panelled door to Dining Room.



## DINING ROOM

3.66m x 3.63m (12' x 11'11")

UPVC double glazed sash window overlooking the front, ceiling light point, wall light point, double radiator with thermostat and decorative fireplace. Wooden panelled door to additional Sitting Room/Annexe.





#### REAR HALL

UPVC door with double glazed insert to outside, access to roof void, thermostatic heating controls, single radiator with thermostat and tiled floor. Double opening glazed doors to the Kitchen and door to the Bathroom.

#### KITCHEN

3.40m x 2.79m (11'2" x 9'2")

Fitted with a range of base and wall level units incorporating; drawers, cupboards and a glazed cabinet with a laminated worktop, inset 1½ bowl stainless steel sink unit and drainer with mixer tap, wall tiling to work surface areas, fitted four ring Creda gas hob with extractor above and built-in Hotpoint electric double oven and grill, double radiator with thermostat, ceiling light point, two UPVC double glazed windows, plumbing and space for washing machine, space for fridge, wall mounted Greenstar 30si combi gas fired central heating boiler and tiled floor.



#### BATHROOM

2.79m x 2.01m (9'2" x 6'7")

Coloured suite comprising: panelled bath with mixer tap and shower attachment; low level WC; and pedestal wash hand basin. Part-tiled walls, single radiator, ceiling light point, fitted wall mirror, vinyl floor covering and UPVC double glazed window with obscured glass.



#### FIRST FLOOR LANDING

With wall light point and smoke alarm. Doors to Bedroom One and Bedroom Two.

#### BEDROOM ONE

3.66m x 3.43m (12' x 11'3")

UPVC double glazed sash window to front with views towards farmland, ceiling light point, double radiator with thermostat and access to loft space.



#### BEDROOM TWO

3.66m x 3.66m (12' x 12')

UPVC double glazed sash window to front with views towards farmland, ceiling light point, TV aerial point and double radiator with thermostat.



### ANNEXE

Connected to the house is an additional Reception Room, Kitchenette, Bedroom and Bathroom. This could be incorporated into the main house or utilised as an annexe.

### SITTING ROOM

3.68m x 3.58m (12'1" x 11'9")

UPVC double glazed sash window to front, UPVC double glazed window to side, ceiling light point, double radiator with thermostat, TV aerial point, telephone points and feature fireplace housing an enclosed 'living flame' coal-effect gas fire. Door to Kitchenette/Utility.



### KITCHENETTE/UTILITY

2.90m plus staircase x 1.75m (9'6" plus staircase x 5'9")

Fitted cupboards and drawer unit with laminated worktop, single bowl stainless steel sink unit and drainer, ceiling light point, UPVC double glazed window with obscured glass, staircase to the first floor and part-glazed door to outside.



### LANDING

With a single glazed window on the half-landing, ceiling light, smoke alarm, wall light point and built-in cupboard. Doors to Bedroom Three and Bathroom.

### BEDROOM THREE

3.71m x 3.58m (12'2" x 11'9")

UPVC double glazed sash window to the front with views towards farmland, double radiator with thermostat, access to loft space and ceiling light point.



### BATHROOM

1.73m x 1.73m (5'8" x 5'8")

Comprising: panelled bath with Gainsborough electric shower over; wall mounted wash hand basin; and low level WC. Tiled walls, single radiator, ceiling light point, extractor and UPVC double glazed window with obscured glass.





#### OUTSIDE

To the front of the cottage there is a lawned garden with mature shrubs and trees and driveway parking. External gas and electricity meter cupboards to front. Double opening wooden gates at the side provide access to the rear.

To the rear there is a brick paved area, lawn and a useful range of brick out-buildings incorporating a garage store, workshop, store room and car-port.

#### FRONT GARDEN



#### OUTLOOK TO FRONT



#### REAR ELEVATION



#### OUT-BUILDINGS

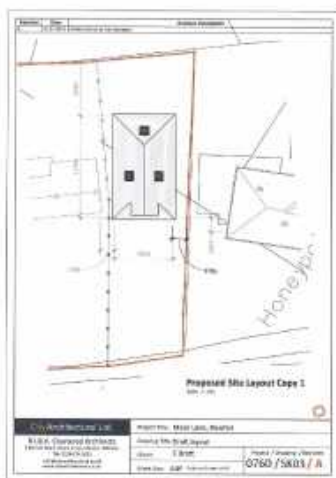
A useful range of outbuildings with potential to convert, subject to any necessary planning permissions and consents that may required.



### AGENT'S NOTES

- \* Council Tax Band F - Cheshire West and Chester.
- \* Tenure - understood to be Freehold
- \* Services - we understand that mains gas and electric are connected.
- \* The owner of Moor Cottage has submitted a planning application to build a detached dormer bungalow in the adjoining plot, which they also own. This will hopefully be completed and available to purchase in 2019.

### PROPOSED PLAN FOR ADJOINING PLOT



### 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

### LOCAL PROPERTY EXPERTS



PS/CC

### 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. Follow the A41, passing the Cheshire Cat and the Rowton Poplars Hotel. Then take the turning left into Moor Lane. Follow Moor Lane, past the Rowton Methodist Church and the turning for Croft Close. The property will then be found on the left hand side shortly.

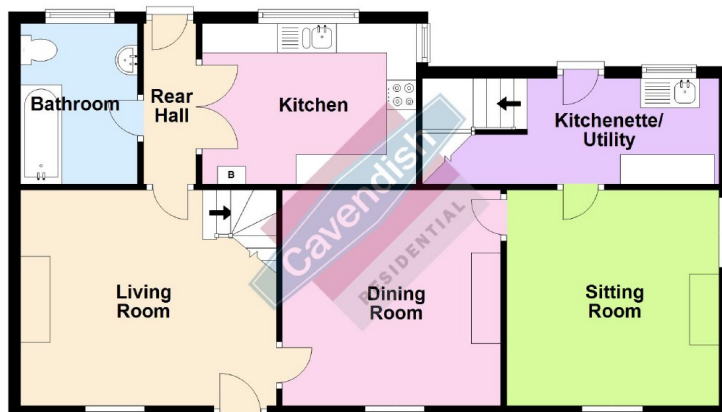
### VIEWINGS

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

Moor Lane, Rowton, Chester, Cheshire CH3 7QW

## Ground Floor

Approx. 71.9 sq. metres (773.9 sq. feet)



## First Floor

Approx. 52.8 sq. metres (568.3 sq. feet)



Total area: approx. 124.7 sq. metres (1342.2 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.

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