



## Front Elevation

### The Croft, Church Lane

Hargrave,  
Chester, Cheshire CH3 7RH

**Offers Over  
£400,000**

**\* DEVELOPMENT OPPORTUNITY \* PLANNING PERMISSION GRANTED FOR A SINGLE STOREY SIDE EXTENSION, TWO STOREY SIDE AND REAR EXTENSION AND ERECTION OF A DETACHED GARAGE \* NO ONWARD CHAIN.** An attractive three bedroom detached cottage occupying a picturesque semi-rural location in the small village of Hargrave. The accommodation, which requires a full programme of improvement work, briefly comprises: entrance hall, living room with open fireplace, separate dining room, kitchen with oil fired AGA, side porch, inner hall, store, WC, landing, bedroom one and bedroom two with inter-connecting shower, bedroom three and bathroom. The property has oil fired central heating. The Croft is set within established gardens with a gated driveway and single garage. On the opposite side of the road there is a separate small paddock area with metal gate. No Onward Chain.

# The Croft, Church Lane, Hargrave, Chester, Cheshire, CH3 7RH

## LOCATION

The small village of Hargrave is located within some of Cheshire's most glorious countryside with nearby Peckforton and Bickerton Hills, and Beeston and Peckforton Castles provided a stunning and dramatic backdrop. The nearby village of Tattenhall provides a good range of amenities including Moreton Stores, a post office, butchers, pharmacy, doctors' surgery, sports centre, The Sportsman's Arms pub and dining, The Letters Inn, The Barbour Institute, a hair and beauty salon, coffee shop, and a well regarded primary school. The nearby A41 allows easy access into the historic city of Chester approximately 8 miles distant, and also provides a link to the A51, M53 and M56, facilitating travel to a number of commercial destinations within the north-west. Private schools include The King's School, The Queen's School, The Grange in Northwich and Abbey Gate College in Saighton.

The detailed accommodation comprises:

## ENTRANCE HALL

UPVC double glazed entrance door with window light above, smoke alarm and staircase to the first floor. Opening to Dining Room and door to Living Room.

## LIVING ROOM

6.17m x 3.20m (20'3" x 10'6")

Fireplace with slate hearth, cast-iron grate and decorative surround, UPVC double glazed windows overlooking the front and rear, coved ceiling, two ceiling light points and two double radiators. Door to Kitchen.

## DINING ROOM

UPVC double glazed window to front and single glazed window to side, picture rails, ceiling light point, double radiator, wood block flooring and fitted double cupboard with book shelving above. Door to Kitchen.

## KITCHEN

4.29m x 2.57m (14'1" x 8'5")

Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset twin bowl sink unit with two mixer taps. Blue oil fired AGA with two hotplates and two ovens, plumbing and space for washing machine, beamed ceiling with two fluorescent strip lights, quarry tiled floor, built-in under stairs storage cupboard with shelving, UPVC double glazed window to rear and part-glazed door to side porch.

## SIDE PORCH

UPVC double glazed window, quarry tiled floor and UPVC double glazed door to outside. Door to:

## INNER HALL

Quarry tiled floor. Folding door to Store and door to Cloakroom/WC.

## CLOAKROOM/WC

1.65m x 0.91m (5'5" x 3')

Low level WC, corner wall mounted wash hand basin with tiled splash-back, single glazed window, ceiling light point, quarry tiled floor, ceiling light point and single glazed window with obscured glass.

## STORE

0.91m x 0.74m (3' x 2'5")

Single glazed window with obscured glass and quarry tiled floor.

## LANDING

With ceiling light point, smoke alarm and access to loft space. Original wooden panelled doors to Bedroom One, Bedroom Two, Bedroom Three and Bathroom.

## BEDROOM ONE

3.45m x 3.25m (11'4" x 10'8")

UPVC double glazed window to front, picture rails, ceiling light point and double radiator. Door to inter-connecting Shower Room.

## BEDROOM TWO

3.45m x 3.33m (11'4" x 10'11")

UPVC double glazed window to front, picture rails, ceiling light point and double radiator. Door to inter-connecting Shower Room.

## INTER-CONNECTING SHOWER ROOM

1.22m x 0.89m (4' x 2'11")

Shower tray with tiled surround, tiled walls, a Mira XL shower, three shower curtains and UPVC double glazed window to front.

## BEDROOM THREE

3.12m to wardrobe x 2.64m (10'3" to wardrobe x 8'8")

Single glazed window to rear with far reaching views across countryside, picture rails, ceiling light point and walk-in wardrobe with two sliding doors measuring 5'2" x 4'.

## BATHROOM

3.28m maximum x 3.20m maximum (10'9" maximum x 10'6" maximum)

White suite comprising: enamelled bath; pedestal wash hand basin; and low level WC. Part-tiled walls, vinyl flooring, ceiling light point, single radiator, airing cupboard housing the hot water cylinder and immersion heater and single glazed window to rear with far reaching views across countryside.

## OUTSIDE

The Croft occupies a delightful position in the small village of Hargrave. To the front and side there are lawned gardens with established shrubbery and a gravelled pathway extending to the entrance door. To the rear there is a flagged patio backing onto countryside. A gated driveway to the right hand side leads to a detached brick garage. There is also a further lawned area at the side with a number of fruit trees. Outside water tap, outside, light, housing for a Trianco oil fired central heating boiler, brick-built store and screened oil tank.

On the opposite side of the road there is a further paddock area with a metal gate.



GARDEN



# The Croft, Church Lane, Hargrave, Chester, Cheshire, CH3 7RH



## SINGLE GARAGE

With an 'up and over' garage door, power, light and two windows. Attached to the rear of the garage there is a bay style window.



## SEPARATE Paddock AREA

The separate paddock area has many uses. It has recently been seeded to grass and has a gated access onto the lane.



## AGENT'S NOTES

- \* Please note all dimensions and floor plans are approximate and should be used for guidance only.
- \* Council Tax Band E - Cheshire West and Chester.
- \* Tenure - understood to be Freehold. Purchasers should verify this with their solicitor.
- \* Services - we understand that mains electric and water are connected.
- \* Private drainage.

## APPROXIMATE DISTANCES

Tattenhall 4 miles, Tarporley 5½ miles, Chester - 8 miles, Wrexham - 16 miles, Whitchurch - 17 miles, Nantwich - 14 miles, Crewe 18 miles, Liverpool 32 miles, Liverpool Airport - 29 miles, Manchester 45 miles and Manchester Airport - 38 miles.  
(Source - RAC Route Planner. All distances are approximate)

## SITE BOUNDARY

(A copy available from our Chester office).



## PLANNING PERMISSION

- \* Planning permission has been granted for a single storey side extension, two storey side and rear extension and erection of detached garage.
  - \* Application number: 18/03603/FUL 17th January 2019.
- (A copy of the plans are available at our Chester office).

## PROPOSED GROUND FLOOR PLAN



Proposed Ground Floor Plan

## PROPOSED FIRST FLOOR PLAN



Proposed First Floor Plan

## 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 Whitchurch Road (A41), passing The Cheshire Cat public house. Then take the turning left after Moor Lane into Eggbridge Lane. At crossroads turn right signposted Hargrave and Huxley into Common Lane. Follow the road out of the village for approximately 2½ miles and after the canal bridge turn left towards Hargrave. Continue past the Church and the property will be found after some distance on the left hand side.

## VIEWINGS

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

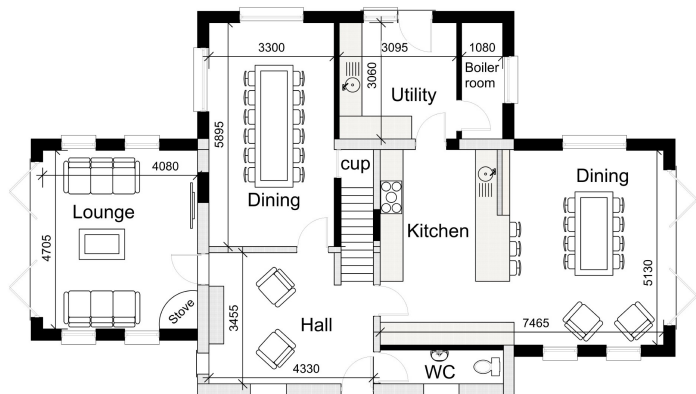
## PRIORITY INVESTOR CLUB

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## LOCAL PROPERTY EXPERT



PS/CC



Proposed Ground Floor Plan



Proposed First Floor Plan

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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