

Well Lane, Chester

£800,000





Surrounded by a stunning plot of approximately a third of an acre, The Walled Garden is a detached, 4-bedroom family home wrapped by the historic walls from Mollington Hall, providing this stunning home with privacy, heritage, and its own microclimate.

The property is built on part of the former vegetable gardens to Mollington Hall and has so much external character.

This detached family home offers deceptively spaciousness, with great room sizes, and has been much improved in recent years to provide a ready to move into home. There is also approved planning permission for further expansion to the side.

Upon entering the property, there is a large gravelled driveway offering parking and turning for several cars, with established gardens to the side and with gated access to the large rear gardens.

The accommodation begins in the generous hallway with black and white marbled flooring and wood panelled walls, leading to a over 20ft x 19ft main living room, with hardwood "Farrow & Ball" old white painted windows to both sides providing natural light and multiple aspects. Column radiators provide an ode to the traditional yet





modern finish throughout. A further cosy snug flows through to a good sized study with panoramic views of the front, side & rear.

To the rear of the property is a wonderful open plan sociable space being over 44ft wide with views of the rear garden wherever you look. The rear consists of three defined areas with a third reception area which overlooks the gardens being a great place to relax, from this there is a dining area with hardwood French doors which allow access to the large Indian stone rear patio.

From the dining area we meet the heart of the home. The stunning newly fitted kitchen which has been fitted to the highest specifications is a handmade bespoke "in frame" painted kitchen in matching "Farrow & Ball" old white which blends beautifully with the hardwood doors and windows.

The kitchen which benefits from a large central island with seating has all quartz work surfaces, a built-in pantry cupboard, recycling units, wine rack, integrated dishwasher, pewter handles, matching light fittings and parquet flooring.

Completing the ground floor accommodation is a large laundry room with a large ceramic sink & included washing machine & tumble dryer with a ground floor shower room.

To the first floor there are four good sized bedrooms with extensive fitted wardrobes to bedroom one, with a large main family bathroom with underfloor heating with both a large shower cubicle and sunken "Jacuzzi" bath.

There is further built in storage and under eaves walk in storage and all the bedrooms have differing views of the gardens.

The extensive grounds which are surrounded by the historic Mollington estate wall which dates back to 1758 with many retained original outbuildings with an exposed Victorian vegetable plot tucked out of the way.

The main garden itself offers various seating areas with a recently built elevated Indian stone patio which overlooks the main lawns with extensively stocked perennial borders and a wealth of fruit trees, climbing roses providing spring & summer colour.

The garden boasts a southerly aspect with a further sun terrace with an established beech hedge providing screening. There are three brick outbuildings complete with power offering external storage.

If you are looking for privacy, heritage & outstanding natural light married together with quality yet subtle finishes this is the home for you.



FINER POINTS

- * Planning permission (Application Number) 20/011980FUL for a two storey extension to the side
- * Three reception rooms & large study to the ground floor
- * Stunning sized over 44ft wide kitchen/dining/relaxing space with fine, private views of the grounds
- * Double glazed windows with the majority being hand painted hardwood
- * Gas fired central heating from a "Baxi" combination boiler
- * Great links the M56 and the national motorway network beyond
- * NO CHAIN

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

Tenure: Freehold

Local Authority: Cheshire West and Chester Council

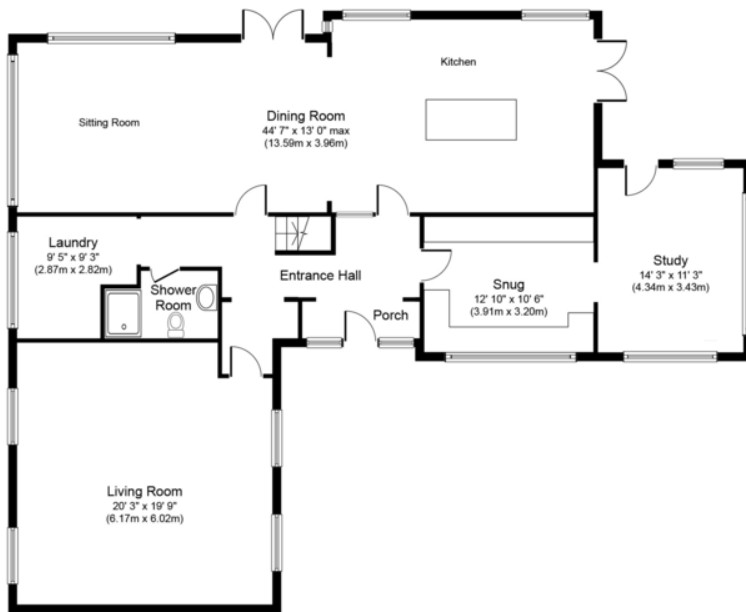
Council Tax: Band G

Viewings: By appointment only

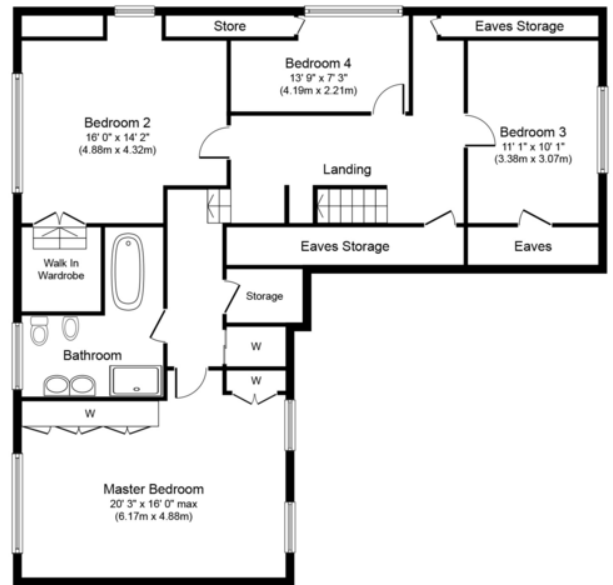








Ground Floor
Approximate Floor Area
1,641 sq. ft.
(152.5 sq. m.)



First Floor
Approximate Floor Area
1,358 sq. ft.
(126.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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