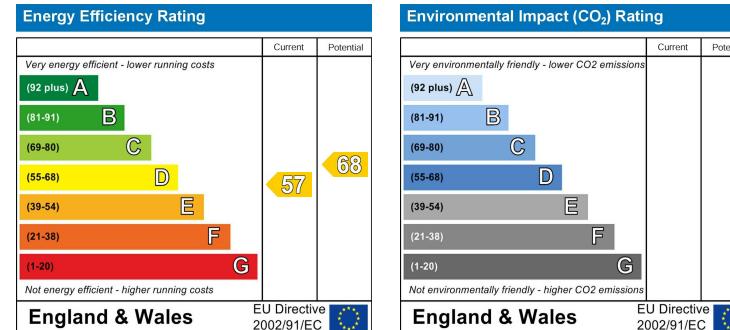
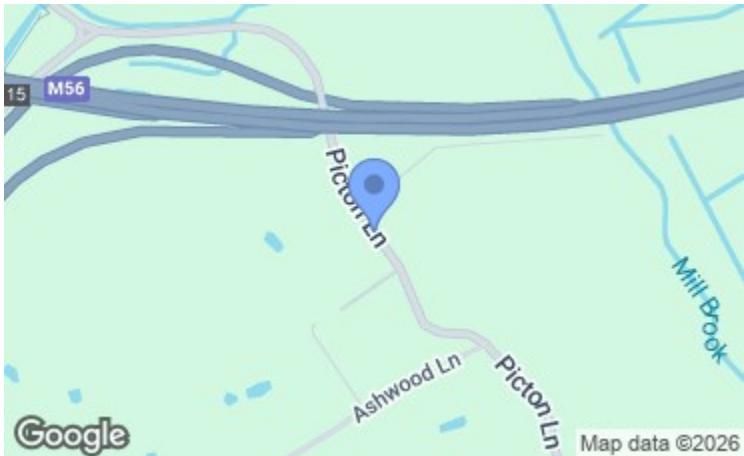




Ashwood Farm Court



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 Estate Agents Ltd.

4, Ashwood Farm Court Picton Lane
Wervin, Chester,
CH2 4HF

Price

£750,000

Set within a small and exclusive courtyard development, this outstanding five-bedroom barn conversion offers beautifully finished and highly flexible accommodation, ideal for modern family living, in a rural yet convenient location on the periphery of Chester.

The home combines character features with a high standard of finish throughout. A striking reception hallway with double-height ceiling and galleried landing creates an immediate sense of space, leading to a range of versatile reception rooms. These include a generous living room with brick fireplace, flagged hearth and cast-iron wood-burning stove, along with a separate dining/sitting room that lends itself equally well to family use, home working or playroom space.

The impressive breakfast kitchen forms the heart of the home, fitted with quality contrasting units, walnut worktops and a large breakfast bar, ideal for everyday family life and entertaining.

Upstairs, the galleried landing gives access to five well-proportioned bedrooms, offering excellent flexibility. The principal bedroom features fitted storage and a luxuriously appointed en-suite, while the remaining bedrooms are supported by a stylish family bathroom.

Externally, the property is approached via a gated driveway leading to a substantial detached double garage with workshop above. The gardens are a particular highlight, laid mainly to lawn with mature planting, Indian stone seating areas, a covered outdoor dining space, water feature and sauna.

In addition, the property includes approximately one acre of land with paddock, floodlit all-weather arena, hay shed and greenhouses, making it ideal for families seeking outdoor space or equestrian facilities. A superb combination of space, quality and lifestyle in a sought-after semi-rural setting – early viewing is strongly recommended.

LOCATION

Ashwood Farm Court is a small development set in the Cheshire countryside with walks and wildlife on the doorstep. The property is located just a few miles from the motorway system, which gives access to all major towns and cities across the North West and beyond. The ever-popular Chester Zoo is only 4 miles away, and Cheshire Oaks Designer Outlet is only a short drive for those all-important days of retail therapy. Wervin is situated to the North East of Chester with easy access for days or evenings out, enjoying the hustle, bustle and culture of this historic city centre.

Distances - Chester 5 miles; Mickel Trafford - 2.5 miles; Upton - 3 miles.

THE ACCOMMODATION COMPRISES:

CANOPY PORCH

Oak framed porch with external letterbox. Wooden panelled entrance door with glazed insert to the reception hallway.

RECEPTION HALLWAY

6.10m x 2.84m (20' x 9'4")



Feature double height ceiling with galleried landing, ceiling light point and high level UPVC double glazed window, cupboard housing the electric meter and electrical consumer board, UPVC double glazed window, burglar alarm control pad, tiled floor, smoke alarm, picture light point, single radiator with thermostat, Italian Marble tiled floor with recessed mat well, and spindled staircase to the first floor with built-in understairs storage cupboard. Double opening glazed doors to the living room, door to downstairs WC, and opening to the inner hall.

INNER HALL

4.01m x 1.19m (13'2" x 3'11")

Recessed ceiling spotlight, Italian Marble tiled floor with recessed mat well, composite stable type door with glazed insert and UPVC

double glazed side windows to outside. Doors to the breakfast kitchen and dining/sitting room.

DOWNSTAIRS WC

1.32m x 1.30m (4'4" x 4'3")

White suite comprising: low level dual-flush WC; and corner wall mounted wash hand basin with mixer tap. Part-tiled walls, ceiling light point, wall mounted Worcester Greenstar 37 CDI combination condensing gas fired central heating boiler, and tiled floor.

LIVING ROOM

6.68m x 6.10m (21'11" x 20')



Chimney breast with brick-fireplace, stone hearth and wooden mantel housing a cast iron multi-fuel burner, two UPVC double glazed windows, UPVC double glazed French doors to outside, two double radiators with thermostats, three wall light points, provision for flat screen television, and built-in corner storage unit with log store.

DINING/SITTING ROOM

4.70m x 4.01m (15'5" x 13'2")

UPVC double glazed window overlooking the garden, exposed timber beam, ceiling light point, single radiator with thermostat, and TV aerial point.

OUTSIDE REAR

To the rear of the property there is a shared cobbled courtyard area.

SITE PLAN



DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. At the Fountains roundabout proceed straight across, passing the Northgate Arena on the left, and at the next roundabout take the first exit towards Hoole over the Hoole Bridge. Continue along Hoole Road and take the third turning left into Newton Lane. Follow Newton Lane over the bridge which leads into Plas Newton Lane. Follow Plas Newton Lane past the Firs School and the Church. At the traffic lights turn left into Long Lane and then take the turning right into Duttons Lane. Follow Duttons Lane to the T junction and turn right into Acres Lane. At the next T junction turn right into Wervin Road and on entering Wervin take the turning right into Ashwood Lane. Then take the turning left at the t-junction into Picton Lane. The brick pillared entrance driveway leading to the property will then be found on the left hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band F - Cheshire West and Chester County Council.

AGENT'S NOTES

- * The property is protected by a burglar alarm.
- * Ashwood Farm Court is managed by the Ashwood Farm Court Management Company Ltd. Each household is a £1 shareholder (there are five dwellings within Ashwood Farm Court).
- * There is a shared LPG storage tank with individual meters for each property.

* The property is on a water meter.

* Mains electricity and water are connected.

* There is a Klargest private drainage system for each of the dwellings at Ashwood Farm Court.

* There is a shared cobbled courtyard area to the rear and two shared driveways within Ashwood Farm Court.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

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 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

OUTDOOR DINING AREA



FIELD



There is also a 1 acre field with paddock enclosed by post and rail fencing and hedging, an all weather arena, two aluminium framed greenhouses and hay shed.

SAUNA



PADDOCK

OUTDOOR AREA



There is a flood lit all weather outdoor arena.

STABLES



The stables are erected on shared land with permission from the Management Company at no cost.

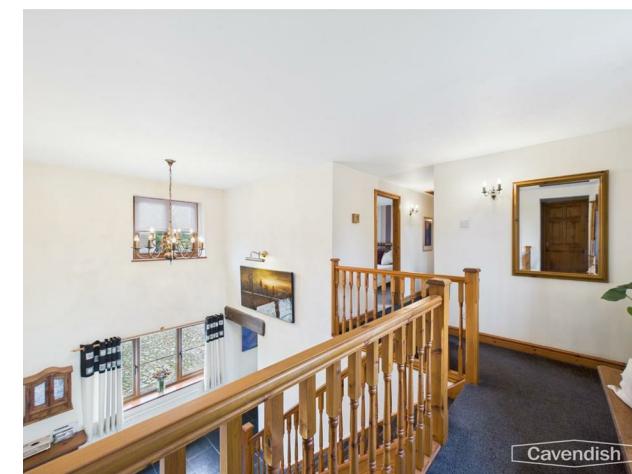
BREAKFAST KITCHEN

6.12m x 3.28m (20'1" x 10'9")



Fitted with a comprehensive range of contrasting base and wall level units incorporating drawers and cupboards with earth stone worktops and matching upstands. Inset one and half bowl stainless steel sink unit and drainer with extendable mixer tap. Fitted five-ring AEG gas hob with splashback, Neff extractor above and built-in Neff double oven and grill. Integrated dishwasher, plumbing and space for washing machine, space for American style fridge/freezer with cold water filtered supply. Large L-shaped breakfast bar with walnut worktop, triple storage cupboards, wine rack and wine cooler. Concealed under-cupboard lighting, tiled floor, TV aerial point, recessed LED ceiling lighting, double radiator with thermostat, and two UPVC double glazed windows,

GALLERIED LANDING



With spindled balustrade, UPVC double glazed window, double radiator with thermostat, ceiling light point, two wall light points, and two access hatches to the loft areas (one with retractable aluminium ladder and light point). Doors to bedroom two, bedroom three, bedroom four and family bathroom, and opening to inner landing.

INNER LANDING

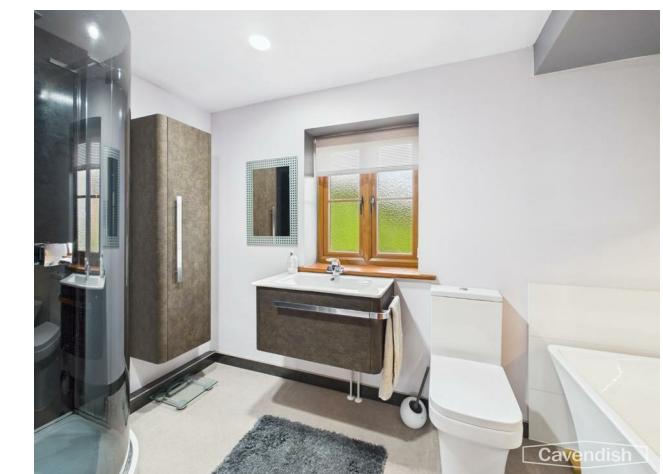
Fitted bench seat, two wall light points, and picture light. Doors to the principal bedroom and study/bedroom five.

PRINCIPAL BEDROOM

5.16m x 4.24m narrowing to 3.12m (16'11" x 13'11" narrowing to 10'3")

Large circular UPVC double glazed porthole window and UPVC double glazed window overlooking the garden, ceiling light point, semi-recessed ceiling spotlight, exposed beam, picture light point, burglar alarm control pad, built-in double wardrobe, and TV aerial point. Door to en-suite bathroom.

EN-SUITE BATHROOM



Contemporary suite comprising: double ended bath with mixer tap and shower attachment; large wash hand basin with mixer tap and storage drawer beneath; shower enclosure with wet boarding, mixer shower, shower attachment, canopy style rain shower head and curved glazed door; and low level WC. Tall wall hung storage cupboard, recessed LED ceiling lighting, vinyl flooring, electric towel radiator, wall tiling to bath area with display shelf and LED lighting, and UPVC double glazed window with obscured glass.

BEDROOM TWO

4.04m x 2.92m (13'3" x 9'7")



Fitted with a range of bedroom furniture incorporating a double wardrobe, single wardrobe and dressing table, UPVC double glazed window overlooking the courtyard, ceiling light point with dimmer switch control, and single radiator with thermostat.

BEDROOM THREE

3.33m x 2.90m to front of wardrobe (10'11" x 9'6" to front of wardrobe)



UPVC double glazed window overlooking the courtyard, single radiator with thermostat, ceiling light point, provision for wall mounted flat screen television, and built-in triple wardrobe with three sliding glazed doors having hanging space and shelving.

BEDROOM FOUR

3.33m max x 2.62m max (10'11" max x 8'7" max)



UPVC double glazed window overlooking the garden, ceiling light point, and double radiator with thermostat.

BEDROOM FIVE/STUDY

3.25m x 2.87m plus door recess (10'8" x 9'5" plus door recess)



UPVC double glazed window overlooking the courtyard, single radiator with thermostat, ceiling light point, and access to loft space.

FAMILY BATHROOM

3.05m x 2.06m (10' x 6'9")



Well appointed suite comprising: polyurethane claw foot bath with chrome mixer tap; shower enclosure with 8 body jets and extendable shower attachment; low level dual-flush WC; and pedestal wash hand basin with mixer tap and bidet. Part-tiled walls, ladder style towel radiator, extractor, recessed LED ceiling spotlights, vinyl tile effect flooring, extractor, and UPVC double glazed window with obscured glass.

GATED DRIVEWAY



The property is approached via a gated driveway which leads to a detached double garage with twin opening wooden doors. To the right hand side of the driveway there is a lawned garden with a curved brick boundary wall and wooden fencing and mixed hedging and mature trees. Exterior lighting and outside water tap.



DOUBLE GARAGE

6.71m wide x 6.60m depth (22' wide x 21'8" depth)

With twin double opening wooden doors, LED lighting, and power. A wooden staircase leads up to a useful workshop area.

WORKSHOP AREA

6.60m x 3.48m (21'8" x 11'5")

Double glazed porthole window, fluorescent strip lighting, and power.

GARDEN



The main garden is laid mainly to lawn with an Indian stone flagged patio, decorative stone, mature shrubbery and trees being enclosed by brick walling and wooden fencing. Wooden Gazebo with outdoor dining area and water feature. There is also a sauna with changing area. Outside lighting, and power.