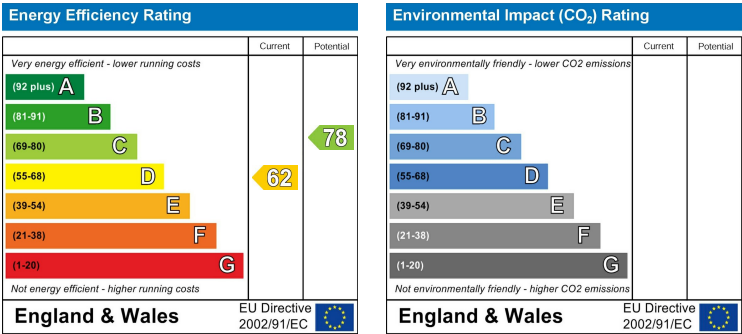
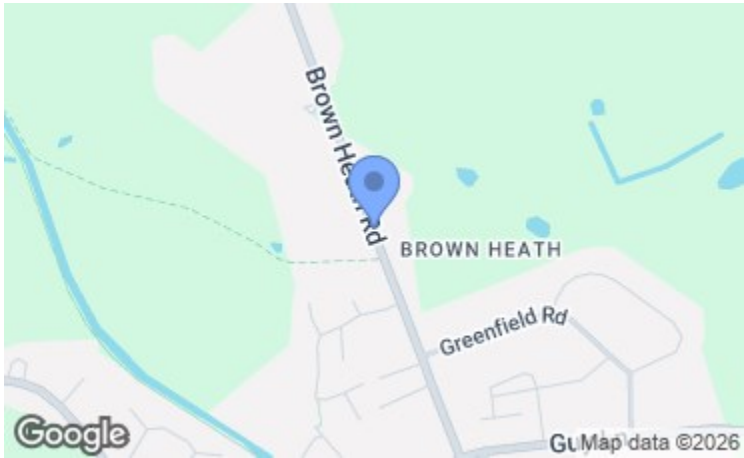
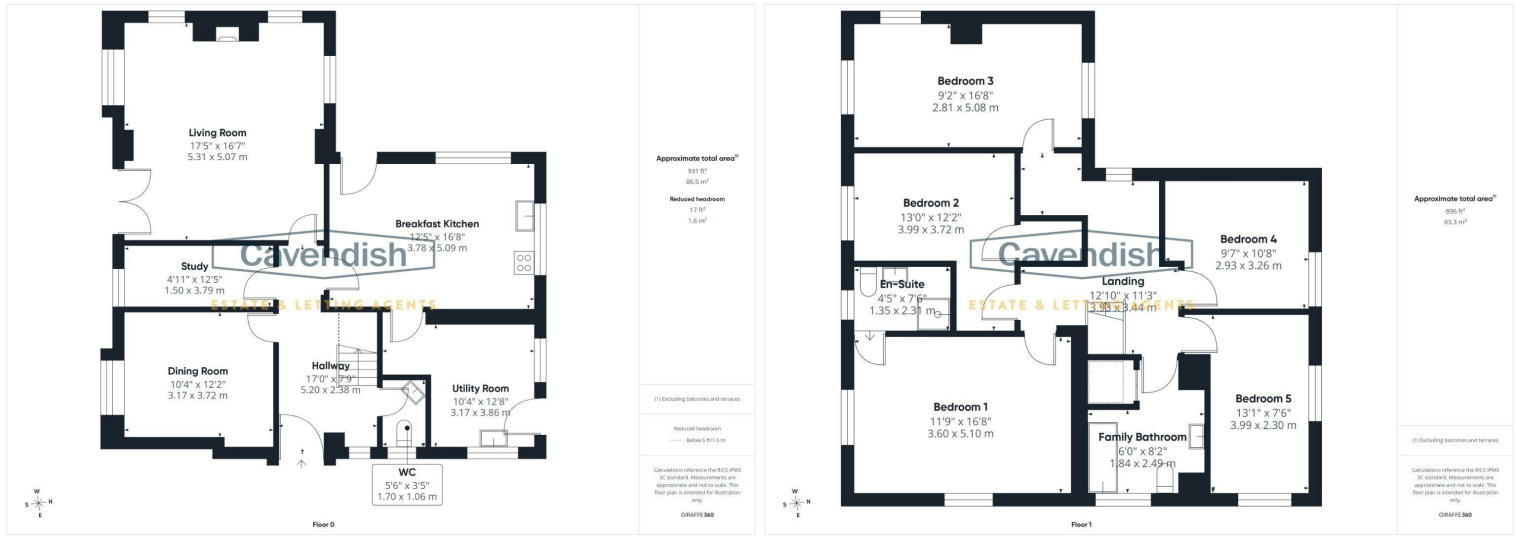




Dolly Peg Hall Brown Heath Road
Christleton, Chester,
CH3 7PN

Price
£800,000

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.

CHARACTER PROPERTY | DESIRABLE RURAL LOCATION | APPROX. 2.11 ACRES | FIVE BEDROOMS | STABLES & Paddock

A substantial five-bedroom detached character property occupying a delightful and private position, approached via a long driveway from Brown Heath Road, in the sought-after rural surroundings of Christleton, close to the popular villages of Waverton and Christleton.

Set within approximately 2.11 acres, the property offers an excellent combination of spacious accommodation, extensive gardens and grounds, paddock, stabling and a double garage, whilst also providing considerable scope for further enhancement and improvement to suit individual requirements.

The well-proportioned accommodation briefly comprises a welcoming reception hall, downstairs WC, generous living room with open fireplace and French doors providing access to the outside, separate dining room, study, breakfast kitchen and utility room. To the first floor, a split-level landing leads to the principal bedroom, complete with fitted bedroom furniture and en-suite shower room, together with four further bedrooms and a family bathroom.

The property benefits from a recently installed air source heating system (2026) and double-glazed windows.

Externally, the property is approached via an attractive long driveway providing ample parking and leading to a double garage. The lawned gardens incorporate a flagged patio, mature shrubs and established trees. Beyond the formal gardens lies a substantial paddock area with stabling, offering an appealing opportunity for those seeking equestrian facilities, space for animals or simply a generous outdoor environment.

The combination of its character, rural setting, extensive grounds and versatile accommodation makes this a particularly interesting property, with the potential to create a superb family home in a highly desirable Cheshire location.

LOCATION



The pretty village of Christleton is ideally situated close to the historic city of Chester, (approximately two and a half miles to Chester city centre). To its centre is the beautiful church of St James and nearby the Shropshire Union Canal passes through, while the large Christleton Pond is noted for its abundance of ducks and swans. The village has an active local community with a good range of local services including a general store, public house, cricket club and well regarded primary and secondary schools. There are also 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. Christleton village also benefits from a regular bus service to Chester.

THE ACCOMMODATION COMPRISES:

RECEPTION HALL



uPVC double glazed entrance door, beamed ceiling, single radiator with thermostat, digital thermostatic heating controls, two wall light points, uPVC double glazed window to the front and staircase to the first floor with wrought ironwork and wooden handrail. Doors to the downstairs WC, living room, dining room, study and breakfast kitchen.

DOWNSTAIRS WC

1.70m x 1.07m (5'7" x 3'6")

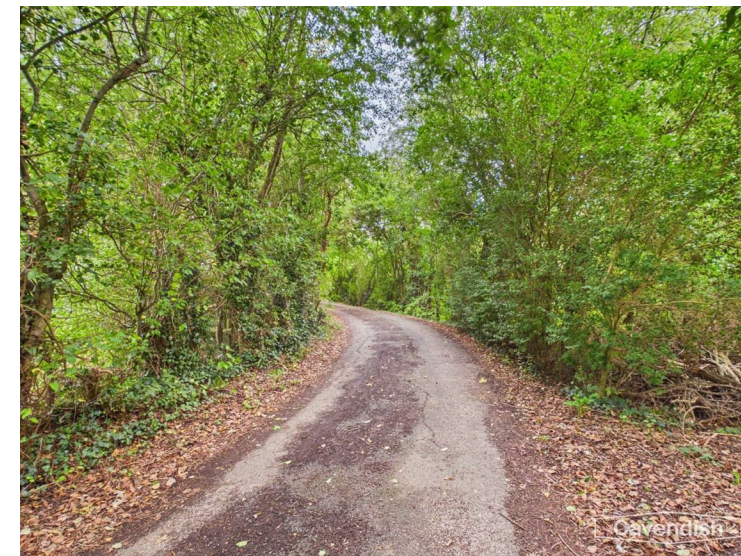
Comprising: low-level WC; and corner wall mounted wash hand basin with tiled splashback. Single radiator, ceiling light point, and uPVC double glazed window with obscured glass.

LIVING ROOM

5.38m x 5.11m (17'8" x 16'9")



Chimney breast with cast-iron open fireplace, decorative tiled



DOUBLE GARAGE

Concrete sectional double garage with an up and over garage door.

DIRECTIONS

From Chester City centre proceed through Boughton and at the gyratory system turn right and then immediately left onto the Christleton Road. At the roundabout proceed straight across onto the A41 Whitchurch Road. Then take the third turning left towards Christleton, and continue over the 'hump back' canal bridge and along Pepper Street. At the crossroads in the centre of the village turn right and follow Village Road past the Ring 'O Bells public house. At the cross roads next to the Christleton High School turn left into Plough Lane. Follow Plough Lane out of the village and at the crossroads turn right into Brown Heath Road. The driveway to Dolly Peg Hall will then be found after approximately 1/3 mile on the left hand side.

AGENT'S NOTES

- * Services - mains electricity and water are connected.
- * The property benefits from air source heating which was installed in January 2026.
- * Private septic tank drainage.
- * The property is on a water meter.
- * The Baker Way public footpath passes along the private drive to Dolly Peg Hall, before continuing through fields towards Cotton Abbotts Farm and the wider countryside.

TENURE

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

COUNCIL TAX

- * Council Tax Band G - Cheshire West and Chester.

ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a 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 - REFERRALS

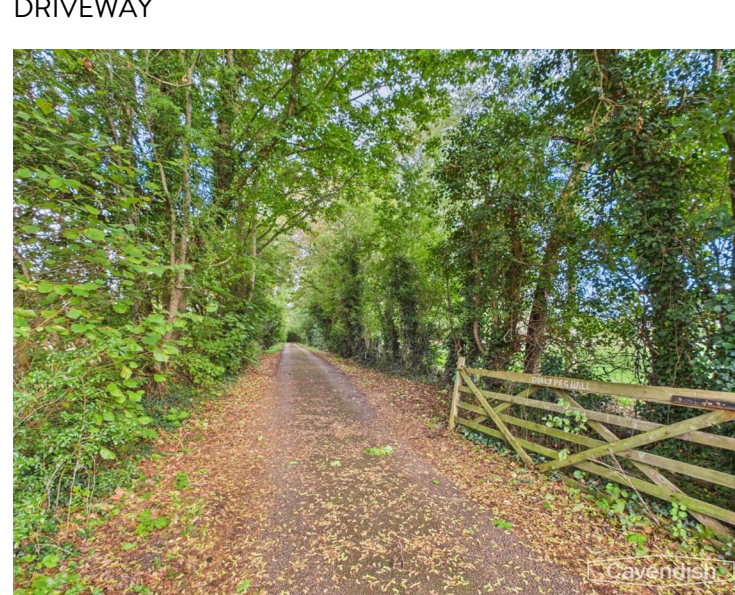
Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

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

PS/SLC



DRIVEWAY

inlay, slate hearth and wooden surround, five wall light points, wood strip flooring, large radiator with thermostat, cupboard housing the electrical consumer unit with display shelving above, four double glazed windows and double glazed French doors to outside.

DINING ROOM

3.78m x 3.45m maximum (12'5" x 11'4" maximum)

With double glazed bay window with display windowsill, single radiator, and three wall light points.

STUDY

3.78m x 1.47m (12'5" x 4'10")

Strip lighting, double glazed window, double radiator with thermostat, and vinyl wood strip flooring.

BREAKFAST KITCHEN

5.03m x 3.73m maximum (16'6" x 12'3" maximum)



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated worktops and matching upstands. Inset single bowl stainless steel sink unit with twin drainer and mixer tap. Space for electric cooker, space for American style fridge/freezer, plumbing and space for dishwasher, double radiator, beamed ceiling, ceiling light point, vinyl wood effect flooring, two uPVC double glazed windows, and uPVC double glazed French door to outside. Door to the utility room.

UTILITY ROOM

3.10m x 2.62m extending to 3.84m (10'2" x 8'7" extending to 12'7")



Stainless steel sink unit and drainer with mixer tap and storage cupboard beneath, fitted base cupboards and drawers with laminated wood effect worktop and three wall cupboards, fully tiled walls, tiled floor, plumbing and space for washing machine, space for tumble dryer, beamed ceiling, strip light, single radiator, hanging for coats, pressurised hot water cylinder, uPVC double glazed window, and uPVC double glazed door to outside.

LANDING

Split-level landing area with double radiator, uPVC double glazed window to the rear, ceiling light point, wall light point and access to loft space with retractable metal ladder. Doors to bedroom 1, bedroom 2, bedroom 3, bedroom 4, bedroom 5 and family bathroom.

BEDROOM 1

5.05m x 3.63m (16'7" x 11'11")



Fitted with a range of bedroom furniture incorporating full height wardrobes, display shelving and a dressing table with drawer units to each side, uPVC double glazed windows overlooking the front and side, ceiling light point and double radiator. Door to En-suite shower room.

ENSUITE SHOWER ROOM

2.31m x 1.50m (7'7" x 4'11")



Comprising tiled shower enclosure with Mira electric shower, glazed shower screen and folding glazed door, pedestal wash hand basin and low-level WC. Single radiator with chrome towel rail, electric shaver point, mirror fronted medicine cabinet, ceiling light point and uPVC double glazed window with obscure glass.

BEDROOM 2

3.73m x 2.54m plus doorway (12'3" x 8'4" plus doorway)



uPVC double glazed window to the side, ceiling light point, single radiator with thermostat, and built-in walk-in wardrobe with hanging rail and light.

BEDROOM 3

5.08m x 2.79m (16'8" x 9'2")



With three uPVC double glazed windows overlooking both sides and rear, recessed LED ceiling spotlights, and double radiator with thermostat.

BEDROOM 4

3.25m maximum x 2.92m (10'8" maximum x 9'7")

Fitted with a range of bedroom furniture incorporating a double wardrobe and chest of drawers, ceiling light point, radiator with thermostat, and uPVC double glazed window to side.

BEDROOM 5

3.86m x 2.26m plus door recess (12'8" x 7'5" plus door recess)



uPVC double glazed window overlooking the front and uPVC double glazed window to side, ceiling light point, and double radiator with thermostat.

FAMILY BATHROOM

2.95m maximum x 2.49m (9'8" maximum x 8'2")



Coloured suite comprising: panelled bath with wall mounted mixer shower over, shower curtain and rail; low-level dual-flush WC; pedestal wash hand basin with tiled splashback; and bidet with mixer tap. Wall tiling to bath and shower area, vinyl tile effect flooring, fitted wall mirror, electric shaver point, ceiling light point, uPVC double glazed window with obscured glass, built-in linen cupboard with slatted shelving and louvered door and built-in over stairs storage cupboard with shelving and bi-folding louvered door.

OUTSIDE



Dolly Peg Hall is approached via a long gated driveway which leads to a tarmac parking area and double garage. The property is set on a large plot extending to approximately 2.11 acres. There is also a further hardstanding area. To the left, right and rear of the house there is a wraparound lawned garden enclosed by wooden fencing with mature trees and a flagged patio, external electric meter cupboard. To the right-hand side of the drive there is a large paddock area with mature trees and fruit trees together with a range of timber buildings incorporating two stables and stores.

