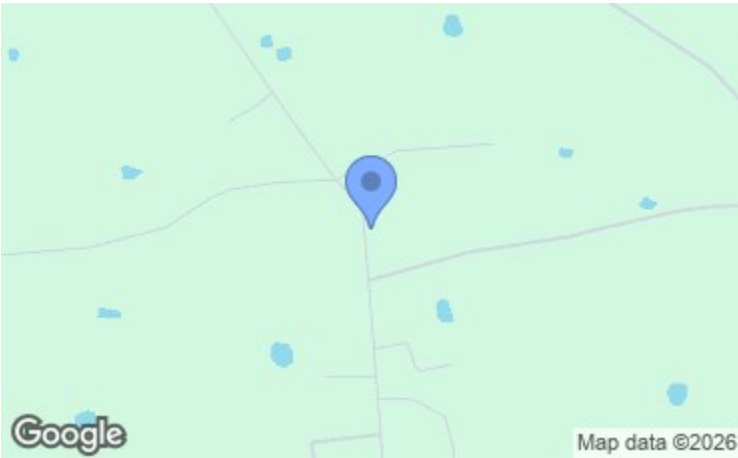
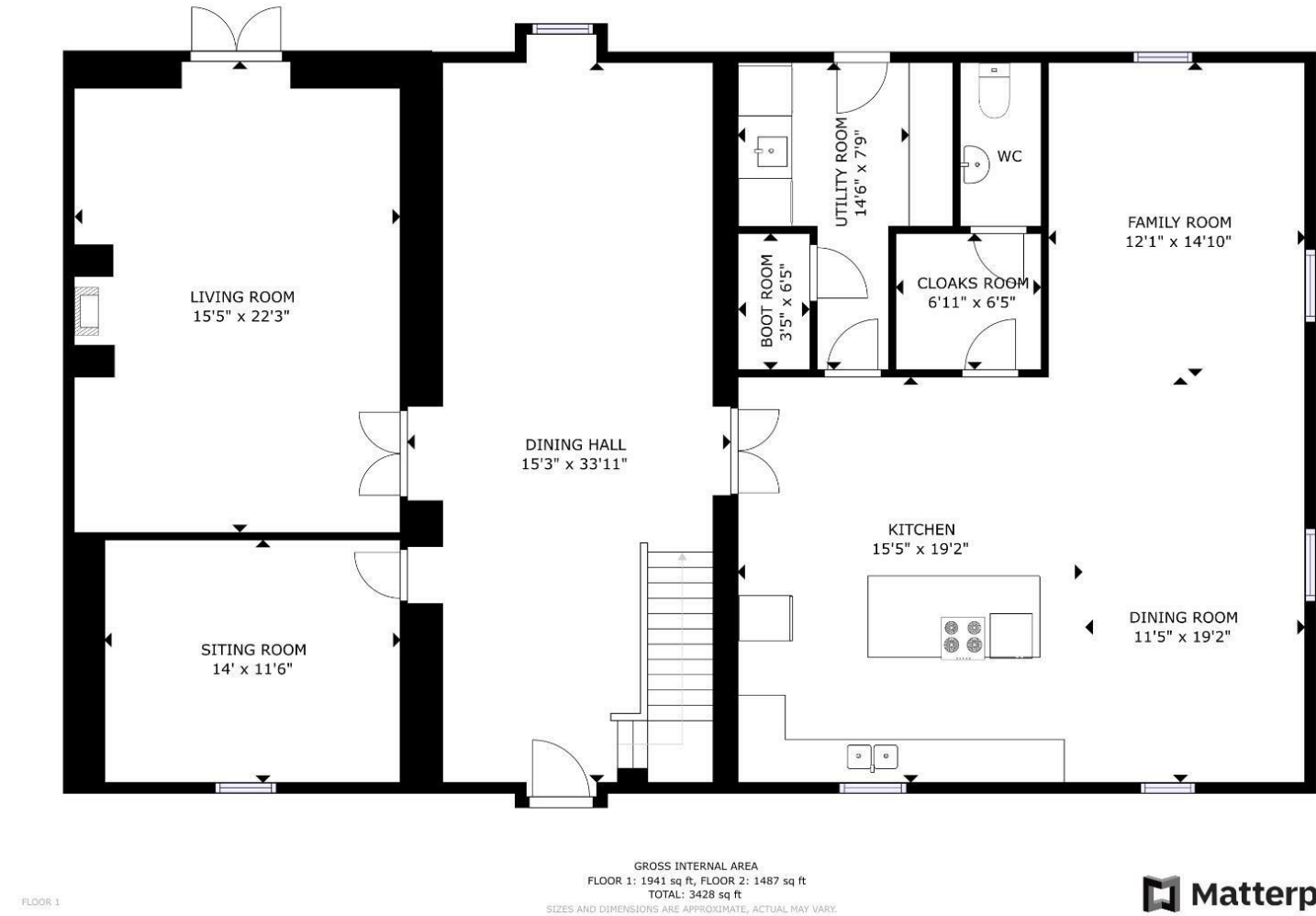




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Cavendish

ESTATE AGENTS

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8 Chapel House Barns The Green

Poulton, Chester,
CH4 9FJ

No Onward Chain

£1,000,000

A stunning five bedroom barn conversion with a walled garden, double garage and self contained annexe, set within open countryside on the edge of Chester. Chapel House Barns is an exclusive development of just eight individually designed homes, tucked at the end of a quiet no through road and bordered by open countryside with far reaching views. It's the kind of setting many people spend years looking for: peaceful, private, and close enough to Chester to stay connected to family and friends. At the heart of the home is a dining hall built for gathering, whether that's Sunday lunch with the family or entertaining on a larger scale. There's a large living room warmed by a cast iron log burner, along with a separate sitting room for quieter moments. The dining kitchen has been beautifully fitted by Brownlow Furniture, with a bespoke range of units and an island unit, opening onto the family room, and there's a useful utility room, boot room and cloakroom besides. Upstairs, a galleried landing with an oak spindled balustrade leads to the principal bedroom, which enjoys a triple aspect, an en-suite wet shower room, and a section of exposed original brickwork left on show as a nod to the building's history. Two further bedrooms have vaulted beamed ceilings and their own en-suite shower rooms, with two more bedrooms and a family bathroom completing the first floor. Practical comforts run throughout, with underfloor heating to both floors on a fully programmable system, and bathrooms fitted with quality Duravit sanitaryware, Merlyn shower enclosures and Hansgrohe taps and valves. In addition to the main house there is a self-contained annexe well equipped for home working. Outside, the home sits within an attractive courtyard setting close to open countryside, with neat lawns to the front and side. To the rear, a beautiful walled garden is well stocked with specimen shrubs and trees, with Indian stone flagged patios to enjoy them from.



There's driveway parking for three cars and a double garage.

A home built for family life and settled countryside living, close to everything Chester has to offer.

LOCATION



Poulton is a civil parish in Cheshire West and Chester. The parish is entirely rural and forms part of the estate of the Duke of Westminster. The property is positioned in a highly desirable country location just a few miles from Chester close to the Wales/England border, and with good access to the Chester Business Park and A55 Expressway. Road communications are excellent, being within easy reach of the A483 Wrexham by-pass which connects to the Chester Southerly by-pass facilitating access to the national motorway network. The Wrexham Industrial Estate, Chester Business Park and Deeside Industrial Park are all within daily commuting distance, as are the larger centres of Liverpool and Manchester which are served by international airports. The Kings School in Chester is easily accessible.



THE ACCOMMODATION COMPRISES:

DINING HALL



Wide entrance door with security peephole and letterbox, tiled floor with recessed matwell, recessed LED ceiling spotlights, mains connected smoke alarm, space for dining table with four pendant lights above, burglar alarm control pad, double glazed French door to the rear garden and turned oak spindled staircase to the galleried style landing. Double opening glazed doors to the Living Room and Breakfast/Kitchen/Family Room and oak panelled door to the Sitting Room.



UTILITY ROOM

1.63m x 1.55m (5'4" x 5'1")

Fitted granite worktop with matching upstands and double base cupboard beneath, inset single bowl stainless steel sink unit with brushed stainless steel mixer tap, space for freezer, extractor, exposed timbers, single radiator with thermostat, tiled floor, recessed LED ceiling spotlights and double glazed Velux rooflight.

BEDROOM

3.66m x 3.58m (12' x 11'9")



Feature exposed beams and timbers, TV aerial point, telephone point, single radiator with thermostat, mains connected smoke alarm, two light points and two double glazed Velux rooflights with fitted blinds. Door to walk-in wardrobe.

WALK-IN WARDROBE

3.63m x 1.57m (11'11" x 5'2")

With fitted rails, shelving, exposed beam with light point, double radiator with thermostat and double glazed Velux window.

SHOWER ROOM

2.69m x 1.60m (8'10" x 5'3")



Modern Duravit suite comprising: walk-in tiled shower enclosure with thermostatic mixer shower, canopy style rain shower head, extendable shower attachment and glazed shower screen; low level dual-flush WC, and wall hung wash hand basin with mixer tap and storage drawer beneath. Part-tiled walls, tiled floor, illuminated wall mirror, extractor, two recessed ceiling spotlights, exposed beam, chrome ladder style radiator and double glazed Velux rooflight.

BOILER ROOM

1.45m x 0.89m (4'9" x 2'11")

Carbon monoxide alarm, semi-recessed ceiling spotlights, electrical consumer board, tiled floor and wall mounted Viessmann combination condensing (LPG) central heating boiler.

DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the A55 Expressway continue straight across onto a small stretch of dual carriageway and at the new traffic lights bear left, signposted Pulford and Rossett. Follow the B5445 and continue straight ahead at the new roundabout into Belgrave. Then take the turning left after the Grosvenor Garden Centre signposted Poulton into Straight Mile. Follow the road past Green Barn and Yew Tree Court. The entrance to Chapel House Barns will be then be found at the end of the road.

TENURE

* Tenure of Barn Conversion - Believed to be Freehold. Purchasers should verify this through their solicitors.

* Tenure of Annexe & Double Garage - Believed to be Leasehold. Term of 999 years from 24th June 2017. Purchasers should verify this through their solicitors.
* Standard Management Charge - £132.25 pcm - annually £1,587 (2026), Sinking Fund - £69.44 pcm - annually £833.20 (2026). Total annually - £2,420.28 (2026).
* Management Company - The common parts and the freehold of the garages are owned by the management company of which all owners are Shareholders.

COUNCIL TAX

* Council Tax Band G - Cheshire West and Chester.

AGENTS NOTES

* The property has a burglar alarm.
* Underfloor heating at both ground and first floor levels.
* Fully programmable central heating system with a Vaillant boiler and pressurised hot water system.
* Communal satellite dish.
* LPG gas from a communal tank metered to each property.
* Mains water and electric.
* Communal package treatment plant.
* Handmade Cheshire brickwork to barns ad garages.
* Original pitch pine roof trusses and purlins.

AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Viewing Chester Office

By appointment through the Agents Chester Office 01244 404040.

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

PS/SC

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



DOUBLE GARAGE
6.86m x 5.28m (22'6" x 17'4")



With an up and over remote control electric garage door, power and light.

ANNEXE OFFICE



A superb self-contained apartment ideal for home working.

ENTRANCE HALL

Tiled floor with recessed matwell, burglar alarm control pad, ceiling light with three ceiling recessed spotlights, main connected smoke alarm, and double radiator with thermostat. Wooden panelled doors leading through to the Dining/Kitchen/Living Room, Bedroom, Bathroom and Boiler Room.

DINING KITCHEN/LIVING ROOM

6.22m x 5.26m (20'5" x 17'3")



A large open-plan room with feature exposed beams, four double glazed Velux rooflights with fitted blinds, tiled floor, two double radiator with thermostats, mains connected heat alarm, lighting with dimmer switch controls, double glazed French doors with contemporary glass Juliette style balcony, two lamp sockets, provision for wall mounted flat screen television, ample space for sofas and dining table.
The kitchen area is fitted with a contemporary range of Siematic units to the length of one wall incorporating drawers and cupboards with granite worktops and matching upstands. Inset one and a half bowl stainless steel sink unit with brushed stainless steel mixer tap and drainer grooved into the worktop. Fitted four-ring Bora ceramic hob with integral extractor and built-in electric fan assisted oven and grill, Neff dishwasher, and fridge.



LIVING ROOM

6.45m x 4.70m (21'2" x 15'5")



Decorative fireplace with stone hearth and wooden mantel housing a cast-iron log burner, ceiling light point and four wall light points with dimmer switch controls, three lamp sockets with dimmer switch controls, feature exposed brickwork, TV, telephone and satellite aerial points and double opening French doors to the Rear Garden.

SITTING ROOM

4.47m x 3.43m (14'8" x 11'3")

Double glazed window overlooking the courtyard at the front, recessed LED ceiling spotlights and provision for wall mounted flat screen television.

DINING KITCHEN & FAMILY ROOM

7.92m x 5.66m (26' x 18'7")



A large open-plan room incorporating a bespoke kitchen with dining area and family room.

KITCHEN



Beautifully fitted with a bespoke range of kitchen units by 'Brownlow Furniture' incorporating drawers and cupboards with granite worktops and matching upstands. Twin bowl Belfast style sink unit with brushed stainless steel mixer tap and drainer grooved into the worktop. Large matching island unit with drawers, cupboards, bin

store, a built-in Miele electric fan assisted oven and grill and granite worktop with Bora touch control ceramic hob with integral extractor. Integrated Siemens dishwasher, Miele combination microwave oven and warming drawer, space for fridge freezer, recessed LED ceiling spotlights, three pendant light points above the island unit, two wall light points, telephone point and double glazed window overlooking the courtyard at the front. Oak panelled doors to the Cloakroom/WC and Utility Room.



DINING AREA

Ample space for dining table and chairs with ceiling light point, three wall light points, double glazed window to side and double glazed window to front. Open-plan to Family Room.

FAMILY ROOM

4.39m x 3.66m (14'5" x 12')



Double glazed window to side, double glazed French door to the rear garden, telephone, TV, radio and satellite aerial points, ceiling light point and three wall light points with dimmer switch controls.

CLOAKROOM

1.80m x 1.70m (5'11" x 5'7")

Two recessed LED ceiling spotlights, and tiled floor. Door to Downstairs WC.

DOWNSTAIRS WC

2.06m x 0.97m (6'9" x 3'2")

Comprising: low level dual-flush WC; and wall mounted wash hand basin with mixer tap. Part-tiled walls and tiled floor, illuminated wall mirror, extractor and two LED recessed ceiling spotlights.

UTILITY ROOM

Fitted with a matching base cupboard, granite worktop with upstands and inset single bowl stainless steel sink unit with brushed stainless steel mixer tap. Tall double cupboard and two single cupboards, one housing a Viessmann gas (LPG) central heating boiler and another housing the electric meter and electrical consumer unit. Fitted wall shelving, plumbing and space for washing machine and space for tumble dryer, tiled floor with recessed mat well, burglar alarm control pad, recessed LED ceiling spotlights, extractor and double glazed door to outside. Door to Boot Room.

BOOT ROOM

1.78m x 0.94m (5'10" x 3'1")

Cupboard housing the manifold system for the underfloor heating, recessed LED ceiling spotlight and tiled floor.

FIRST FLOOR LANDING



Galleried style landing with oak spindled balustrade, pitched ceiling with double glazed Velux rooflights, mains connected smoke alarm, four wall light points and built-in cupboard housing a pressurised hot water cylinder with immersion heater. Doors to the Principal Bedroom, Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5 and Family Bathroom.

PRINCIPAL BEDROOM
7.04m maximum x 3.66m (23'1" maximum x 12')



Feature vaulted ceiling with exposed beams and ceiling light point, two double glazed Velux rooflights with fitted blinds and double glazed window to side, telephone, TV, radio and satellite aerial points, access to eaves storage space, and feature exposed brickwork. Wooden panelled door to En-suite Wet Shower Room.



WET SHOWER ROOM
3.99m x 1.63m (13'1" x 5'4")



Wet shower area with Hansgrohe and thermostatic mixer shower with canopy style XXXX shower head, external shower attachment and glazed shower screen, low level dual flush WC and wall hung hand wash basin with mixer tap and storage drawers beneath. Part tiled walls, tiled floor, double glazed Velux rooflight, exposed beam, extractor and four recessed LED ceiling spotlights and also chrome ladder style radiator.

BEDROOM 2
4.67m x 3.18m (15'4" x 10'5")



Feature vaulted ceiling with exposed beams and ceiling light points, double glazed window overlooking the courtyard at the front, television aerial point and telephone point. Door to En-Suite Shower Room.

EN-SUITE SHOWER ROOM
3.43m x 1.68m (11'3" x 5'6")



Well appointed Duravit suite comprising: tiled shower with Hansgrohe thermostatic mixer shower, canopy style shower head, extendable shower attachment and glazed shower screen; low level dual-flush WC; and wall mounted wash hand basin with mixer tap and storage drawer beneath. Part-tiled walls, exposed timbers with two ceiling light points, extractor, double glazed Velux rooflights, tiled floor, chrome ladder style radiator, and illuminated wall mirror.

BEDROOM 3
4.67m x 3.15m (15'4" x 10'4")
Double glazed French doors with contemporary glass Juliette style balcony, and feature vaulted ceiling with exposed beams and ceiling light points. Wooden panelled door to En-Suite Shower Room.

EN-SUITE SHOWER ROOM
3.43m x 1.70m (11'3" x 5'7")
Well appointed Duravit suite comprising: tiled shower with Hansgrohe thermostatic mixer shower, canopy style shower head, extendable shower attachment and glazed shower screen; low level dual-flush WC; and wall mounted wash hand basin with mixer tap and storage drawer beneath. Part-tiled walls, exposed timbers with two ceiling light points, extractor, double glazed Velux rooflights, tiled floor, chrome ladder style radiator, and illuminated wall mirror.

BEDROOM 4
3.43m x 2.97m (11'3" x 9'9")
Exposed timbers, double glazed Velux rooflight with fitted window blind, two exposed beams, light point, and access to eaves storage cupboard.

BEDROOM 5
3.45m x 2.69m (11'4" x 8'10")
Double glazed Velux rooflight, exposed beams, light point, and access to eaves storage cupboard.

FAMILY BATHROOM
2.82m x 2.08m (9'3" x 6'10")



Well appointed Duravit suite comprising: double ended bath with wall mounted mixer tap and extendable shower attachment; low level dual-flush WC; and wall hung wash hand basin with mixer tap and storage drawer beneath. Part-tiled walls, tiled floor, illuminated wall mirror, exposed timbers, two light points, chrome ladder style radiator and double glazed Velux rooflight.

OUTSIDE FRONT
The property forms part of Chapel House Barns, a small exclusive courtyard style development set amongst picturesque countryside. To the front and side there are neatly laid lawns with well stocked borders.

OUTSIDE REAR



To the rear there is a delightful walled garden with a neatly laid lawn, specimen shrubs, an Indian stone flagged terrace and pathways. Contemporary outside lighting, and outside water tap. Pedestrian access is available to the rear. There is also allocated parking for three cars and a double garage with an up and over remote control garage door. There is also a separate self-contained annexe, ideal as a separate home office located above the garaging.

