



Wright Marshall
Estate Agents

15 PEEL HALL LANE, ASHTON HAYES, CHESTER
CH3 8DE

£625,000



An attractive three bedroom detached house close to the centre of Ashton Hayes Village benefitting from off road parking and with the benefit of a substantial outbuilding currently comprising workshop, studio and office but with the option to convert into ancillary living accommodation or alternatively a larger home office.

Positioned within the centre of Ashton Hayes Village, 15 Peel Hall Lane is an exciting opportunity to acquire a period detached home extending over two storeys with three bedrooms at first floor level as well as a substantial outbuilding currently utilised as a workshop, studio and office. Due to having a separate heating system this flexible space easily lends itself to conversion to either a larger home studio/office or alternatively ancillary accommodation for a dependent relative if needed.

The accommodation of the main house opens with an entrance vestibule which in turn leads into the entrance hall. From the hall one can access a side hall which leads into the rear courtyard as well as a store underneath the stairs and three principal reception rooms. The three reception rooms are (a) the breakfast kitchen which allows for ample space for dining table as well as the kitchen units themselves, (b) living room, positioned to the front of the property, with an attractive bay window and (c) dining room is situated to the rear with doors opening onto the courtyard. At first floor level there are three bedrooms all serviced by the family bathroom with W.C. and an additional W.C. room.

The outbuilding is currently split into several different rooms. The principal space is laid out as a studio at ground floor level with access into the shower room. At first floor level, above the studio and workshop, is the office/music area which is a large open and versatile space. The workshop is accessible from the courtyard with excellent levels of insulation allowing for alternative uses if need be. Also accessible from the outside is the utility room which is positioned to the side of the shower room whilst at the alternate end of the outbuilding are two stores.

INTRODUCTION

Situated to the rear of the house is a further storage facility which is provided by way of a timber frame which provides support for the solar panel roof.

The larger part of the garden is situated to the side of the property predominantly laid to lawn with mature trees and hedges as well as panel fencing and brick walls defining the boundaries with attractive beds throughout. Positioned to the rear and between the house and outbuilding is an attractive courtyard which in turn allows access to the gravelled driveway.

LOCATION

Ashton Hayes is a very popular village with an active community, situated in the Chester district of Cheshire. It is located about eight miles from Chester and six miles from Tarporley. The village is particularly picturesque and has many amenities including village store and post office, children's nursery and well supported Parish Church.

The village has its own highly regarded primary school (Ofsted = Good) and the area as a whole is renowned for excellent education establishments in both the state and private sector. Also worthy of mention is the award winning Queen Elizabeth Playing Field which is very close by.

In the nearby village of Mouldsworth, further amenities are offered including The Goshawk Public House and Mouldsworth Railway Station on the Chester to Manchester line.

The area as a whole is ideal for the business traveller, city centre of Chester being reached within 15-20 minutes and Manchester city centre 45-50 minutes drive. Excellent links to North Wales and the wider motorway network are found close at hand via the A55, M6, M56 and M53. Manchester and Liverpool airports are accessed within 45 minutes drive. In addition to Mouldsworth station mentioned above, there are railway stations at Helsby, Chester and Hartford.

ENTRANCE VESTIBULE

Side aspect timber framed double glazed panel door with matching window to side. Ceiling mounted light fitting. Quarry tiled floor. Leaded glass panel timber framed door leading to the entrance hall.

ENTRANCE HALL

With continuation of flooring from vestibule. Single panel radiator. Coat storage area. Door to rear aspect. Internal window. Doors off the hallway into the understairs storage. Staircase rising to first floor. Door to living room, dining room and kitchen.

DINING ROOM

With rear aspect timber framed double glazed double doors with matching windows to either side opening onto the courtyard to the rear. Ceiling mounted light fitting. Picture rail. Fireplace with a slate hearth, tiled inset and timber mantel. Single panel radiator.



LIVING ROOM

With front aspect timber framed double glazed bay window. Double panel radiator. Ceiling mounted light fitting. Slate hearth with wood burning stove. Picture rail.



BREAKFAST KITCHEN

Front aspect timber framed double glazed double doors opening onto garden to the front with matching windows to either side. Side aspect timber framed double glazed window. Two velux skylights. Partially vaulted ceiling. Exposed timbers to ceiling. Ceiling mounted light fitting. Range of wall and floor mounted kitchen units with timber preparation surface. Four ring gas hob with extractor hood and fitted microwave. Fitted electric double oven. Integrated Siemens dishwasher. Single stainless steel single drainer unit and mixer tap. Tiled splashback. Tiled floor. Breakfast bar. Central heating boiler.



FIRST FLOOR

LANDING

Ceiling mounted light fitting. Doors to bedrooms 1, 2, 3, family bathroom and separate W.C.

MASTER BEDROOM

Front aspect timber framed double glazed window. Ceiling mounted light fitting.



BEDROOM TWO

Rear aspect timber framed double glazed window. Double panel radiator. Ceiling mounted light fitting.



BEDROOM THREE

Front aspect timber framed double glazed window. Ceiling mounted light fitting. Fitted wardrobe. Radiator.



FAMILY BATHROOM

Side aspect timber framed obscured glass panel double glazed window. W.C. with handle flush. Panelled bath with hot and cold tap. Fully tiled shower enclosure. Extractor fan. Recessed spotlights to ceiling. Velux skylight. Pedestal wash hand basin with hot and cold tap. Tiled splashback. Ladder style radiator.



W.C.

Front aspect timber framed double glazed window. Low level w.c. with handle flush. Pedestal wash hand basin with hot and

cold tap. Partially tiled walls. Airing cupboard with lagged hot water cylinder. Ceiling mounted light fitting.

OUTBUILDING

Of brick and slate construction with independent accommodation comprising:-

GROUND FLOOR

STUDIO

With front aspect oak framed double glazed door and windows to side. Double panel radiator. Oak flooring. Exposed timbers to ceiling. Stairs rising to first floor. Door to shower room.



SHOWER ROOM

Side aspect timber framed window. Pedestal wash hand basin with hot and cold tap. W.C. Fully tiled shower enclosure. Ceiling mounted light fitting. Exposed timbers to ceiling. Radiator.

FIRST FLOOR.

OFFICE AND MUSIC ROOM

Open plan space over two levels. Front and side timber framed double glazed windows with exposed timbers to vaulted ceiling. Two velux skylights. Oak flooring to lower level. Two double panel radiators. Ceiling mounted light fitting.



UTILITY

Quarry tiled floor. Plumbing for washing machine and dryer. Also housing the Worcester central heating boiler which provides heating for the annex. Light fitting.

WORKSHOP/GARAGE

Side aspect timber framed double glazed window. Front aspect access doors. Power and light connected. Insulated floor and walls. Stainless steel sink and radiator.

STORE 1 AND 2

Brick and slate construction outbuildings used as bicycle store and wood store.

STORE 3

Oak framed open shed/log store supporting 2.5kW solar panel array. Electric points.

EXTERIOR

The property is approached over a gravelled driveway with parking for up to four vehicles. There is a 7kW electric car charging point. To the rear of the property is an enclosed walled courtyard with ample seating space and with access to the outbuilding. To the front of the property where the large part of the garden is predominantly laid to lawn with boundary being defined by mature hedges, fencing and brick walls. The patio surrounds the entire property and there are several distinct seating areas with easily maintained and with stocked beds.



SERVICES

We understand that mains water, electricity, gas and drainage are connected.

VIEWING

By appointment with the Agents' Tarporley office.

TENURE

We understand the tenure to be freehold.

ROUTE

Leaving the Agents' Tarporley office proceed down the High Street in the direction of Chester until reaching Rode Street roundabout. Take the exit onto the A51 passing through the villages of Clotton and Duddon until reaching the Tarvin roundabout. Take the second exit onto Holme Street, A54, in the direction of Tarvin Sands, follow the road passing the Tarvin Co-Op on the right hand side and taking a left hand turn onto Ashton Lane. Continue along the lane into the village of Ashton Hayes and before reaching The Golden Lion Pub take a left onto Peel Hall Lane. Continue along Peel Hall Lane and the property will be found on the left hand side on the corner of Peel Hall Lane and Whitegate Lane.

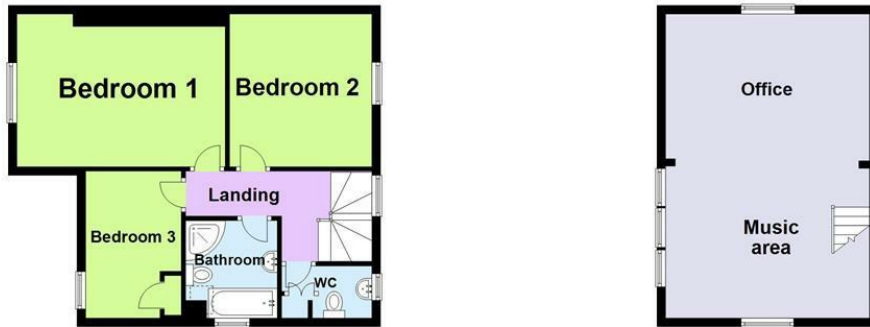
ANTI MONEY LAUNDERING REGULATIONS (AML)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

Ground Floor
Approx. 98.1 sq. metres (1056.2 sq. feet)



First Floor
Approx. 88.0 sq. metres (947.1 sq. feet)



Total area: approx. 186.1 sq. metres (2003.3 sq. feet)

To scale only, not to size
Plan produced using PlanISO

15 Peel Hall Lane, Ashton Hayes

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	

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	



Wright Marshall
Estate Agents

