Tarvin Lock Cottage
The Holk, Vicars Cross, Chester
Cheshire



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A unique and characterful Grade II listed period property featuring exceptional brick-vaulted ceilings and contemporary design, situated in a sought-after waterside setting within easy reach of the historic city of Chester

Tarvin Lock Cottage is a beautifully presented and sensitively modernised home that seamlessly blends historic charm with striking contemporary finishes. Extending to over 1,800 sq ft of living space, the property is defined by its remarkable architectural features, including original exposed brickwork, heavy timber beams and elegant flagstone flooring throughout the principal living areas.

The ground floor is designed for both family living and entertaining. A sleek, modern kitchen serves as the heart of the home, featuring a large central island with integrated induction hob and downdraft extractor, complemented by bi-fold doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living. The accommodation further includes a cosy sitting room with a wood-burning stove and a generous drawing room centred around a handsome brick fireplace. A light-filled conservatory provides a tranquil space to enjoy views over the surrounding greenery.

A particular highlight is the lower ground floor, where magnificent arched brick-vaulted ceilings create a striking architectural feature. This level includes a spacious bedroom with a luxurious en-suite wet room, alongside a secondary kitchen area, ideally suited as a large utility space.

On the first floor, the principal bedroom and an additional double bedroom benefit from well-appointed en-suites, including one featuring a freestanding bath and fireplace.

1,828 sq ft (170 sq m)
3 reception rooms
3 bedrooms I 2 bathrooms
Hot tub house
Canal-side
Leasehold

Guide price £785,000













Outside
The property is approached via a gated gravel driveway, set behind attractive brick pillars and surrounded by mature trees and established greenery, and occupies a private plot with mature gardens. A large timber-decked terrace, accessed directly from the kitchen, provides an ideal space for al fresco dining and entertaining. The grounds also include a substantial detached hot tub house, offering a dedicated area for relaxation, together with a separate external store. The setting combines peaceful canal-side living with convenient access to nearby amenities and transport links.

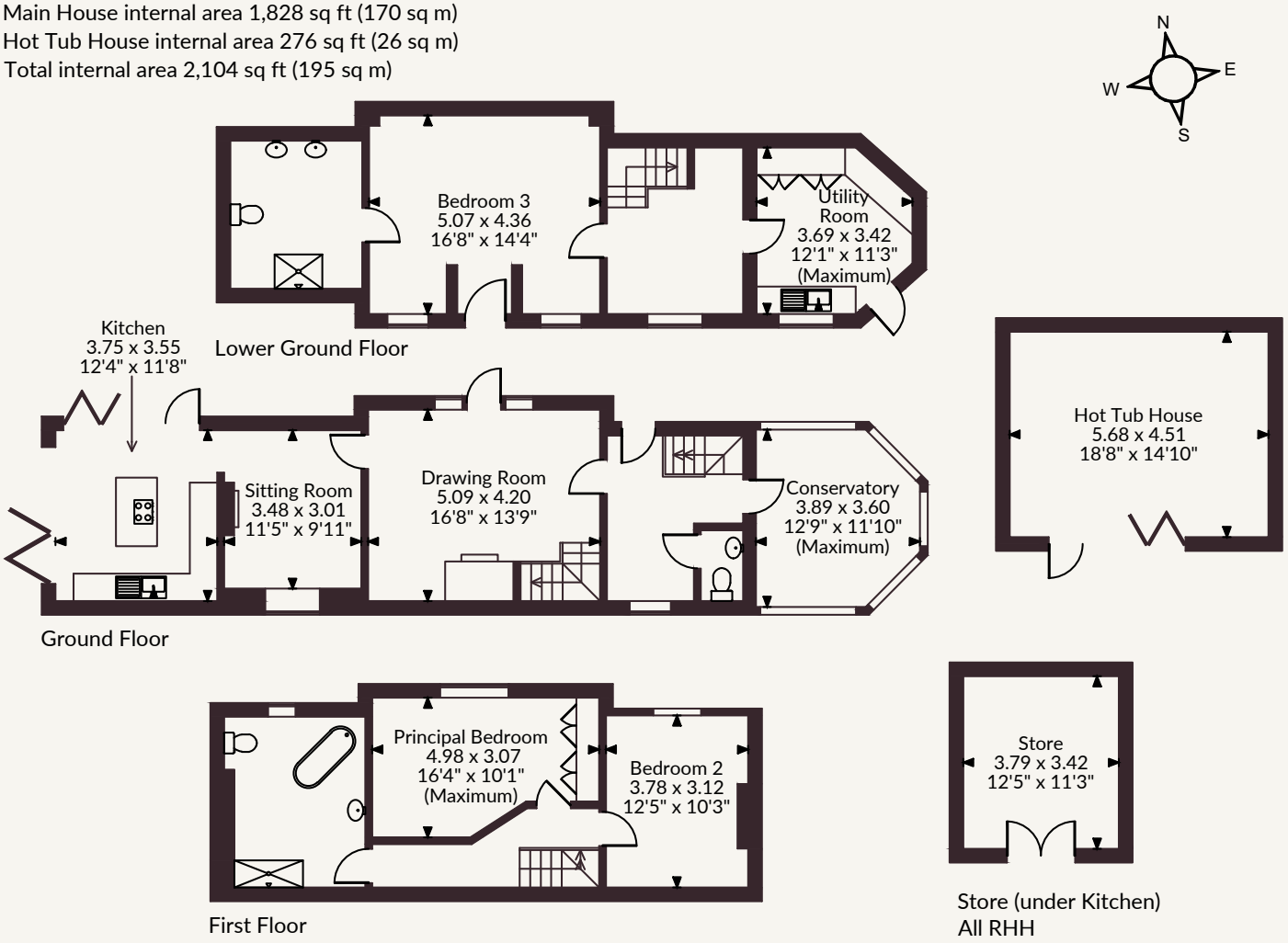
Location
Tarvin Lock Cottage enjoys a desirable setting on The Holk in Vicars Cross, just to the east of Chester city centre. Everyday amenities are close at hand, with local shops, services and primary schooling available in Vicars Cross and nearby Tarvin, while Chester provides an extensive range of shopping, leisure and cultural facilities. The area is well served by highly regarded schools, including The King's School Chester, Abbey Gate College and Queen's School, with further independent options accessible in the wider Cheshire region.

Transport links are excellent, with Chester railway station offering direct services to Liverpool, Manchester and London, and the nearby A51 and A55 providing convenient road access to Tarvin, Wrexham, North Wales and the national motorway network.

Postcode region: CH3

General
Local Authority: Cheshire West and Chester Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band D
EPC Rating: D
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Tarvin Lock Cottage, The Holk, Vicars Cross
Main House internal area 1,828 sq ft (170 sq m)
Hot Tub House internal area 276 sq ft (26 sq m)
Total internal area 2,104 sq ft (195 sq m)



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Cheshire & North Wales

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