



WEALSTONE COTTAGE
UPTON, CHESTER

JACKSON-STOPS 

**WEALSTONE COTTAGE, 57 WEALSTONE LANE,
UPTON, CHESTER, CH2 1HB**

TOTAL APPROX. GROSS INTERNAL AREA: 2708 SQ FT / 251.57 SQ M

A CHARMING PERIOD PROPERTY PROVIDING
FAMILY ACCOMMODATION AND WITH
POTENTIAL FOR FURTHER IMPROVEMENT,
OCCUPYING A SOUGHT AFTER LOCATION
AMONGST MATURE GARDENS OF ABOUT
HALF AN ACRE



DISTANCES

BACHE TRAIN STATION ½ MILE
CHESTER CITY CENTRE 2 MILES
LIVERPOOL 17 MILES
MANCHESTER 40 MILES
(DISTANCES APPROXIMATE)

FEATURES

- | | |
|-------------------------------|----------------------|
| - Dining Hall | - Study |
| - Kitchen with Breakfast Area | - Downstairs w.c. |
| - Sitting Room | - 3 Double Bedrooms |
| - Garden Room | - Single 4th Bedroom |
| | - Family Bathroom |

OUTSIDE

- Extensive Parking
- Double Garage
- Beautifully landscaped gardens with pond
- In all, just under half an acre





LOCATION

Wealstone Cottage occupies a private position set back from the road in the sought after Chester suburb of Upton. It is convenient for the city centre which is enriched with history with the Chester Rows, many fine period buildings and multiple high street banks and retailers, while the suburbs of Upton, Hoole and Newton all cater for daily needs with supermarkets, independent shops, train station and several pubs and restaurants. Beyond Chester there is the well-regarded Outlet Village at Cheshire Oaks and Broughton Shopping Centres.

The city offers a good selection of both private and state schools locally, with Mill View Primary & The Firs School both within walking distance, and for secondary schools there is Upton High, and the King's & Queen's are both in Chester, along with Abbeygate College at Saughton. On the recreational front there is sailing and rowing on the river, tennis and squash clubs at County Offices and at The Nuffield, cricket, rugby and football clubs nearby, golf at Upton & Chester Curzon, and horse racing on the Roodee Course.

COMMUNICATIONS

Owing to its location, the property is conveniently placed for the Chester Business Park and just 3 miles from the southerly by-pass allowing for ease of access to the Wrexham Industrial Estate and Deeside Industrial Parks and other areas of commerce along the M53/M56 motorway corridors. The southerly by-pass connects with the national motorway network beyond Chester permitting daily travel to Liverpool and Manchester which are both served by international airports. Travel to London is available from Chester station via Crewe from which there is a 1 hr 40 mins service to Euston.



DESCRIPTION

Wealstone Cottage is an extremely attractive period property situated in the sought after area of Upton on the edge of Chester. Built in 1862 as a pair of estate workers cottages, the property was subsequently converted into a single dwelling, and has not been offered for sale in over 55 years having been in the same family since 1970. The accommodation is spacious and adaptable, and well suited to family living with large reception rooms, a spacious kitchen with breakfast area opening into the garden room, and four bedrooms at first floor level. The property would, however, benefit from a scheme of updating to meet with modern styles, and there appears to be great potential for further extension and/or reconfiguration should anyone require more space or a different layout.

The house has a lovely front façade with distinctive gables, date motif and deep porch opening to the front door. There are three reception rooms, all of which are lovely and bright with plenty of large windows overlooking the gardens. The dining hall is a focal point of the house and connects with the sitting room and kitchen, and all of which have access to outside. The kitchen incorporates a range of wall and floor units providing plenty of storage, integrated oven with gas hob, dishwasher and central island. The room has space for a dining table and chairs, and links directly with the study and garden room, which also can both be accessed from outside.

The first floor offers three double bedrooms, all with wardrobes or space for free standing furniture, a single fourth and a large family bathroom. There is a separate store room and dressing area off the main bedroom, both of which could perhaps be altered to create an additional bath/shower room. For a more substantial change, one might look to extend above the garden room or replace that structure entirely, subject to any necessary consents.



OUTSIDE

The property is approached via a gravel drive to parking areas beside and in front of the house, next to which is a charming rose garden. The house is beautifully screened from the lane by mature hedges and bushes, and the drive continues to a large double garage which is attached to a high wall separating the front from the main gardens at the rear.

These are predominantly east facing and have been superbly landscaped and maintained over the years, surrounded by high hedges creating great privacy. There is a wide lawn with ornamental pond and water feature, and dense borders and mature trees including a weeping silver birch along with an pear tree. Beside the house and accessed from the garden room is a patio. Behind the garage is a vegetable garden with a series of paths, raised beds and greenhouse, soft fruit cages and a wildflower area.

PROPERTY INFORMATION

Address: Wealstone Cottage, 57 Wealstone Lane, Upton, Chester, CH2 1HB.

Tenure: Freehold with vacant possession.

Services: All mains services connected. Gas central heating.

Local Authority: Cheshire West & Chester Council - T: 0300 123 8123.

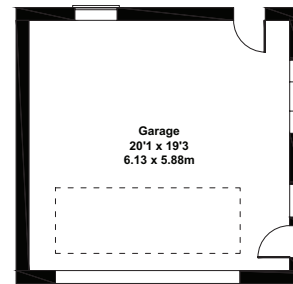
what3words: <https://w3w.co/gosh.glad.cotton>

Viewing: Strictly by appointment via Jackson-Stops, Chester office - T: 01244 328 361.

Fixtures & Fittings: Unless specifically mentioned in these particulars, all contents fixtures and fittings, garden ornaments, statues, carpets and curtains are excluded from the sale. Certain items maybe available by separate negotiation.

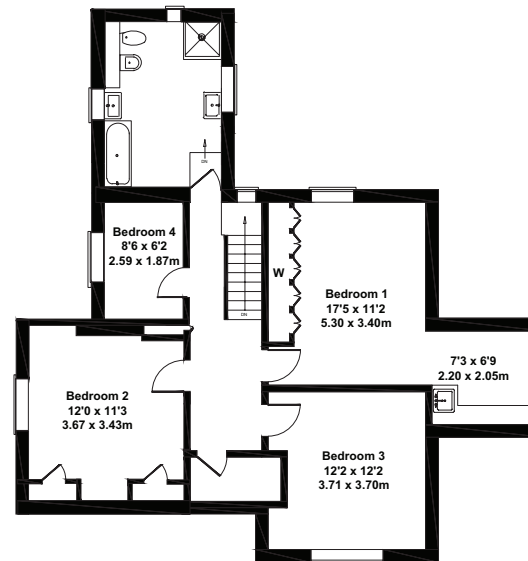
WEALSTONE COTTAGE

APPROXIMATE GROSS INTERNAL AREA:
HOUSE = 2320 SQ FT / 215.53 SQ M
GARAGE = 388 SQ FT / 36.04 SQ M
TOTAL = 2708 SQ FT / 251.57 SQ M

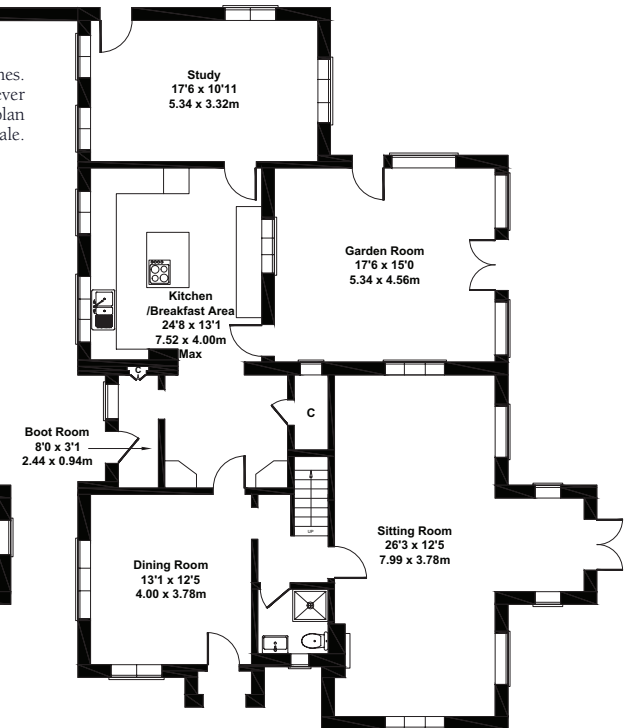


Garage

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



First Floor



Ground Floor

Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.



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