



New Hey

Capenhurst Lane, Capenhurst, Chester, CHI 6HE

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Guide Price - £550,000 - £600,000

A spacious 3/4 bedroom detached property set in land approaching 1.2 acres or thereabouts, comprising a large plot and side paddock, extensive offroad parking, lawned gardens, patio area and stable. The property benefits from planning permission for a two storey rear extension which has been started, however not completed. New Hey offers the scope for further improvement.

The accommodation briefly comprises, entrance hall, ground floor shower room, lounge, dining room, study/bedroom 4, kitchen and utility area, rear porch and garage conversion utilised as a storage area, plus access to the incomplete two storey extension. To the first floor there is a landing, 3 good sized bedrooms and a large family bathroom.

Externally on approach, the property is well set back from the road, having deep set lawn gardens, ample offroad driveway parking and further vehicle access to the side of the property leading to additional parking space and gardens. To the rear of the property there is a patio area and lawn gardens to 3 sides, plus 2 timber construction stables. To the side of the property there is a large paddock which is included within the sale of New Hey.

LOCATION & VILLAGE INFORMATION

New Hey is situated in the semi-rural area of Capenhurst, a convenience location within 6.5 miles of Chester and near to the edge of the Wirral Peninsula, as well as only a brief distance to the A55 North Wales Expressway. Liverpool is also within in close travelling distance by car or train. The area is also well placed for commuting to the commercial areas of the North West via the M53 and M56 motorway networks, whilst Chester Railway Station provides a direct service to London Euston within 2 hours.

On the educational front, there is good local schooling available, close by for nursery, primary and secondary education. Kings and Queen School in Chester are both excellent independent schools.

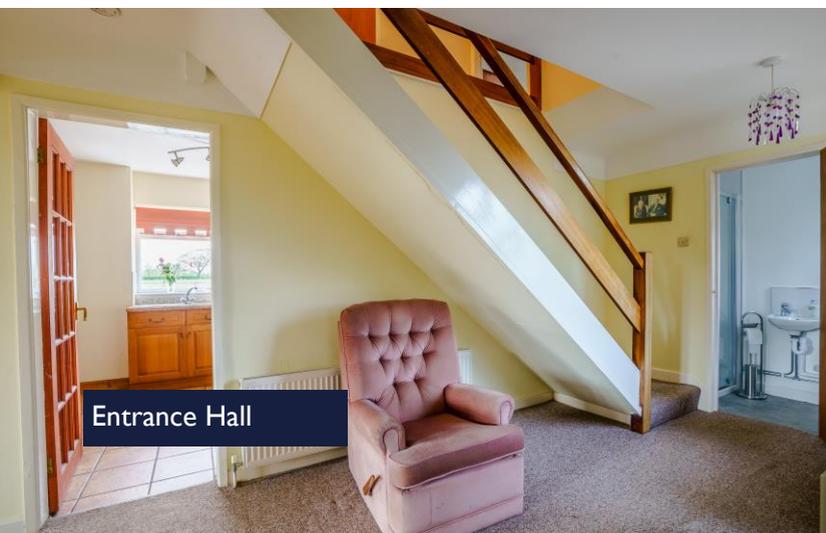




Entrance Hall



Dining Room



Entrance Hall



Lounge

ACCOMODATION

ENTRANCE HALL

Double glazed door through to the entrance hall, window to front, electric night storage heater, radiator, stairs to the first floor landing.

GROUND FLOOR SHOWER ROOM/W.C.

Having a shower cubicle, electric shower, W.C. wash hand basin, double glazed window to front.

LOUNGE

Good size formal lounge having double glazed windows to front and side and French doors leading out to the side garden. Multi fuel burner set on a raised hearth which extends to the side. 2 radiators plus an electric night storage heater and an opening through to the dining room.

DINING ROOM

Double glazed windows to side and rear, laminate flooring, radiator.



Kitchen

KITCHEN

Wall, base and drawer units, single drainer sink unit, electric oven and hob, space for white goods, tiled flooring throughout, tile splash backs, double glazed window to rear, door to rear porch which extends to the garage conversion and incomplete two storey extension.

UTILITY AREA

Wall and base units, plumbing point for a washing machine, central heating boiler.

STUDY/BEDROOM 4

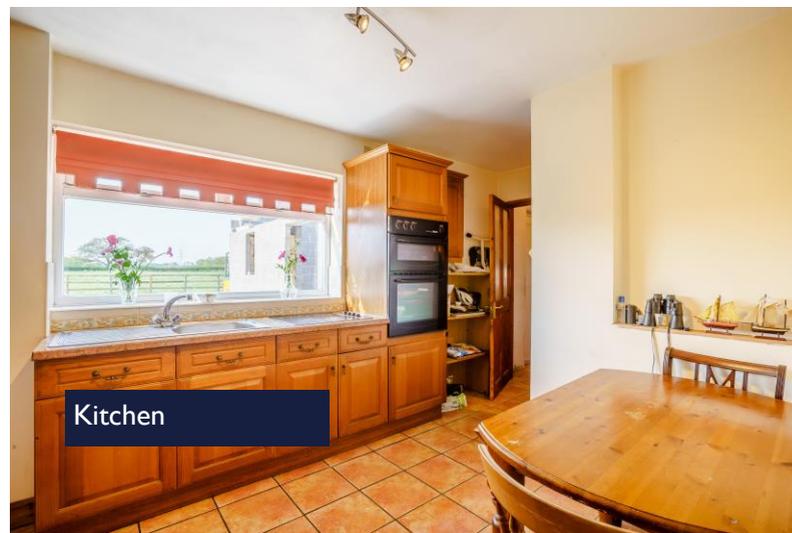
Double glazed window to front and side, radiator, built in cupboard/wardrobe.

REAR PORCH

Door access to the garage conversion and incomplete two storey extension.



Study/Bedroom 4



Kitchen

GARAGE CONVERSION

Double glazed windows to front, rear and side, door access to side, laminate flooring, radiator. This area is utilised principally for storage, however would ideally suit a home office.

FIRST FLOOR LANDING

A spacious landing, having a radiator and airing cupboard housing the hot water cylinder.

BEDROOM 1

Double glazed windows to front and side, built in wardrobe plus 2 eves storage cupboards.

BEDROOM 2

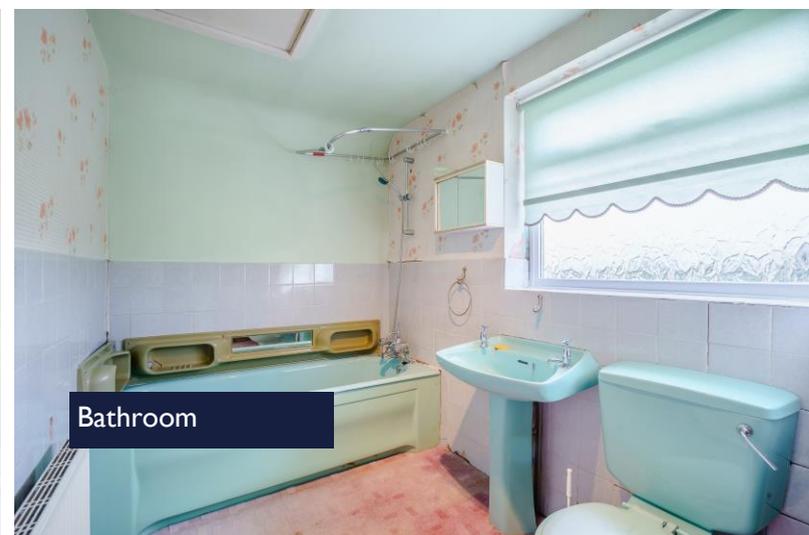
Double glazed windows to front and side, radiator, eves storage.

BEDROOM 3

Double glazed windows to side, built in wardrobe and radiator.

BATHROOM

Large family bathroom comprising panel bath, mixer tap and handheld showerhead over, W.C. and wash hand basin, part tile walls, radiator, built in cupboard with shelving and double glazed window.



OUTSIDE

On approach the property is set back from the road having conifer hedging and mature trees to the boundary, a timber 5 bar gate and pedestrian gate extending to ample offroad parking and turning space. Additional vehicle access to the side of the property which leads to another parking area and lawned gardens.

To the rear, the principal enclosed garden is mainly laid to lawn which extends to both sides of the property. There is a large patio area, 2 stables and an oil tank.

Also the beginning of the two storey extension, currently incomplete. There is also a separate paddock to the side of New Heys included within the sale having a mature boundary to front and partition hedging and 3 bar fencing to rear.

DIRECTIONS

From Chester proceed along Parkgate Road towards the Wirral, turning right on to Capenhurst Road, where New Hey can be found on your left hand side.

APPROXIMATE DISTANCES

Capenhurst Railway Station is 0.5 miles, Liverpool John Lennon Airport 24 miles, Manchester Airport 32 miles.

SERVICES

Mains water, mains electric and private septic tank.

COUNCIL TAX

F

EPC

E

DEVELOPMENT CLAWBACK PROVISION

The Vendor reserves the right to claim overage arising from the granting of beneficial planning consent, obtained for residential or commercial use at a rate of 30% of any uplift in value for a period of 20 years from the date of completion.

N.B. Agents Notes – Two storey extension, Cheshire West & Chester Council Notice of Planning Permission. Application Ref 19/01926/FUL.

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.



Rear Garden/Stables



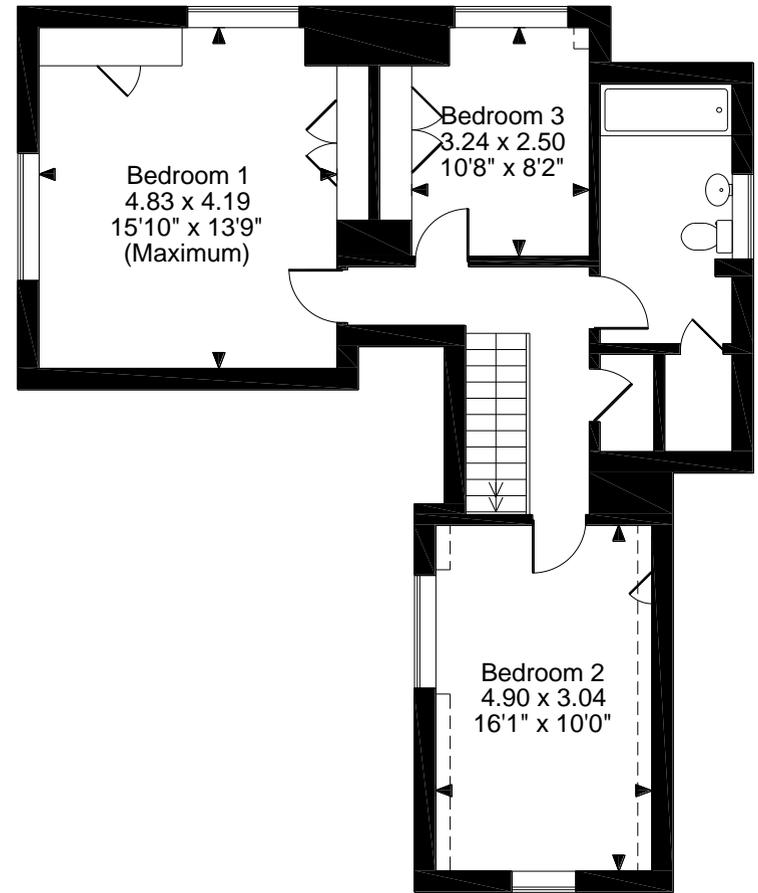
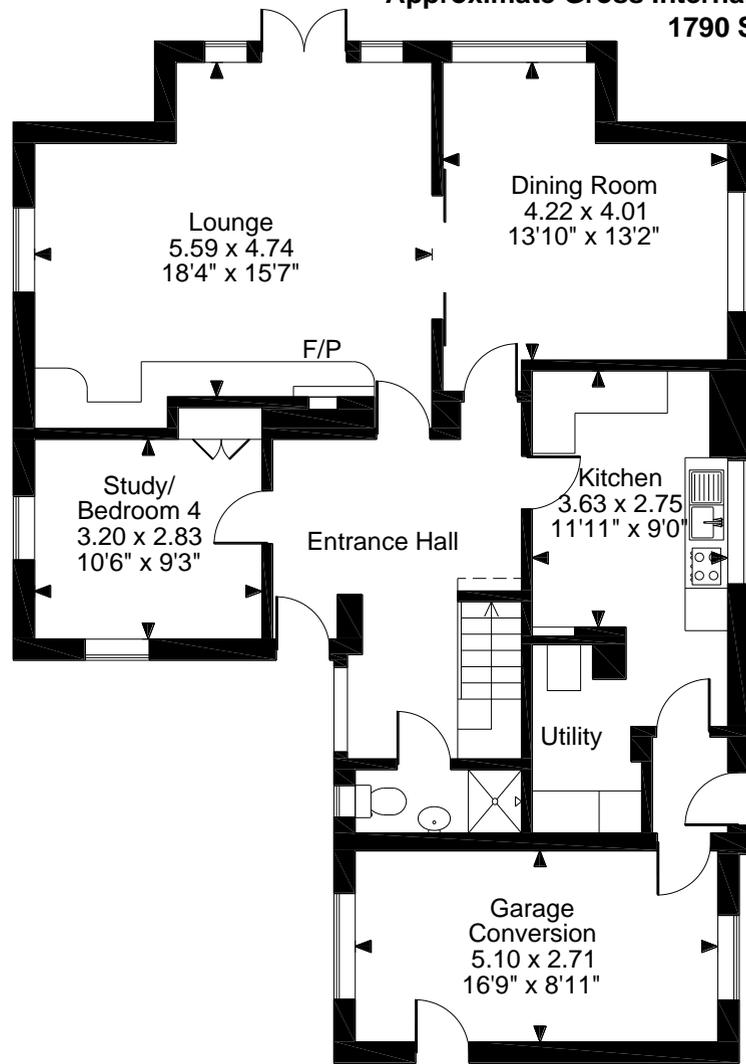
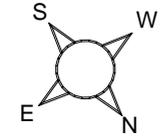
Patio

DISCLAIMER

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New Hey, Capenhurst Lane, Capenhurst, Chester
Approximate Gross Internal Area (included Garage Conversion)
1790 Sq Ft/166 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



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