3 Grey Friars

Chester, Cheshire

STRUTT & PARKER

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A beautifully presented Grade II listed house with modern styling and courtyard garden, in the heart of historic Chester

A handsome period house, marrying a wealth of character features with stylish contemporary fittings and décor. Set in a highly sought-after Chester setting between the city centre and racecourse, moments from a choice of excellent restaurants, bars and amenities, yet with beautiful parkland and open countryside within easy reach.

- 3 RECEPTION ROOMS
- 3 BEDROOMS
- 3 BATHROOMS
- OFF STREET PARKING
- COURTYARD GARDEN
- FREEHOLD
- CITY CENTRE
- 2,960 SQ FT
- GUIDE PRICE £1,125,000

The property

3 Grey Friars is a splendid Grade II listed house, providing three bedrooms and three reception rooms with luxurious modern styling, while retaining various attractive original details. The property features red brick elevations and tall sash windows, and is arranged across four beautifully appointed levels.

The ground floor has two elegant reception rooms, including the formal dining room at the front, which has engineered oak flooring, a bay window with a door opening to the front courtyard garden, and a fireplace fitted with a multi-fuel woodburner. There is also a comfortable snug with part-panelled walls and built-in storage, providing space in which to relax as a family, while at the rear, the social 'Bulthaup' kitchen and breakfast room provides further space for everyday living. It includes sleek, modern fitted units in white, a central island with a breakfast bar and integrated Siemen appliances, including dual ovens and an induction hob. Subtle mood lighting runs beneath the island and above the kitchen units. The cellar offers further space for home storage and appliances. A turned staircase leads to the first floor, where there is an elegantly proportioned sitting room with carpeted flooring, corniced ceilings, a fireplace, built-in cupboard storage and a large southwest-facing bay window welcoming plenty of natural light. At the rear of the first floor the is a large principal bedroom with a freestanding Ashton & Bentley bathtub and en suite shower room with a walk-in shower. Stairs continue to the second floor, where there are a further two well-proportioned double bedrooms, one with extensive mirrored storage, while the other also benefits from built-in wardrobes, as well as an en suite shower room. Additionally, the second floor has a family bathroom with a bathtub and a separate shower unit.

Outside

There is off-street parking on the driveway at the front, where there is space for up to three vehicles. A charming walled courtyard garden, which has patio space for al fresco dining, a pergola, various established borders and an l-shaped contemporary pond.

Location

3 Grey Friars is well placed for all that Chester offers, including an extensive range of national and independent retailers and the distinctive Chester Rows, dating from medieval times. Out-of-town shopping is available at Cheshire Oaks. The city also provides a wide choice of leisure and dining options, with numerous cafés, bars and restaurants, together with rowing and sailing on the River Dee and several nearby golf courses.

For commuters, there is easy access to the M53 and the national motorway network. Chester railway station offers direct services to Liverpool, Manchester and London Euston in around two hours.

Distances

- Chester city centre 0.4 miles (on foot)
- Shotton 7.5 miles
- Ellesmere Port 9.1 miles
- Wrexham 11.8 miles
- Birkenhead 20.2 miles
- Liverpool 18.9 miles

Nearby Stations

- Chester

Key Locations

- Chester's Roman City Walls
- Chester Roman Amphitheatre
- Chester Castle: Agricola Tower and Castle Walls
- Westminster Park Recreational Ground
- Chester Racecourse
- Chester Cathedral
- Chester Golf Club
- The Eastgate Clock
- The Rows two-tier mediaeval arcades
- Chester Zoo
- Grosvenor Museum
- Cheshire Military Museum
- Beeston Castle
- Peckforton Castle

Nearby Schools

- Queen's Park High School
- Overleigh St. Mary's CofE Primary School
- The Catholic High School, Chester
- Chester International School
- The Grosvenor Park CofE Academy
- The Queen's School
- Belgrave Primary School
- The King's School
- Chester Blue Coat CofE Primary School
- Dee Banks School
- The Firs

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 2,960 sq ft (275 sq m)
Shed internal area 48 sq ft (4 sq m)
Total internal area 3,008 sq ft (279 sq m)
For identification purposes only.

Directions

Post Code CH1 2NW

what3words: ///rate.liner.value

General

Local Authority: Cheshire West and Chester Council

Services: Mains electricity, gas, water and drainage. Gas central heating. First floor bathrooms have underfloor heating. Hard wired fire alarm and CCTV system.

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Band F

EPC Rating: C

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

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