



Hoole Bank Farmhouse, Hoole Bank, Hoole Village,  
Chester, Cheshire

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# Hoole Bank Farmhouse

## Hoole Bank, Hoole Village, Chester, Cheshire, CH2 4ES

A charming red-brick detached property with a generous enclosed garden on the desirable East Chester fringes

M53 (J12) 1 mile, Hoole 1.8 miles, Chester Station 2.5 miles, (London Euston 2 hours 3 mins), Central Chester 3.1 miles, A55 (J33A) 16 miles, Liverpool John Lennon Airport 22.3 miles

Drawing room | Sitting room | Study | Kitchen/ breakfast room | Utility | Cloakroom | Principal bedroom with dressing room and en suite shower room | 3 Additional bedrooms, 1 en suite Family bathroom | Garden | Workshop | Garden Store | EPC rating E

### The property

Hoole Bank Farmhouse is a handsome brick-built family home that offers a range of beautifully presented light-filled accommodation with a wealth of period features including exposed beams and fireplaces.

The characterful central drawing room with its beamed ceiling, inglenook fireplace with original cast iron open range and rich oak turned stairway, beneath which a useful cloakroom, provides a welcoming entrance to the home. There is also a cellar accessed from the drawing room. Adjacent is an elegant dual-aspect sitting room with a log-burning stove and tranquil garden views. From here, the useful study is accessed, providing the ideal spot to work from home. Completing the ground floor is a sociable 21 ft. kitchen/breakfast/dining room, with quarry tile flooring with under floor heating, a range of in-keeping oak cabinetry, an island and a large double oven, 5-hob range cooker. The adjacent utility room features various units and space for appliances, with an access porch alongside.

Rich oak flooring and charming features continue throughout the well-proportioned first-floor bedrooms, with a dual-aspect principal suite benefitting from a fitted dressing room and a contemporary en suite shower room with electric underfloor heating. A luxurious family bathroom with half-wood panelled walls and a separate bathtub and walk-in shower well serves the further two large double bedrooms. Completing the first-floor accommodation is the guest bedroom suite which enjoys the use of an en suite shower room.

### Outside

The property enjoys a considerable plot accessed via a gravelled driveway beside the brick-built detached workshop and adjacent versatile garden store, both with power and water supply, and outside cloakroom with underfloor heating. Fine original red-brick walls and neat hedging enclose the mature gardens, whilst a natural stone paved terrace wraps around two sides of the home and offers various spots for dining and relaxing. A paved pathway flows up to the main entrance, with a large, bordered level lawn further, interspersed with several colourful herbaceous beds and established trees.

### Location

Popular Hoole Village lies under two miles from the vibrant Chester suburb of Hoole and just over three miles east of central Chester. Together, Hoole and the historic city boast comprehensive shopping, recreational and leisure facilities, including the Cheshire Oaks Designer Outlet. More locally convenience stores and local services can be found in nearby villages and parishes of Mickle Trafford and Upton. The mainline railway station in Chester offers regular London links, with convenient road connections via the M53 and A55. Noted schools in the vicinity include The Hammond Independent and the King's and Queen's schools.

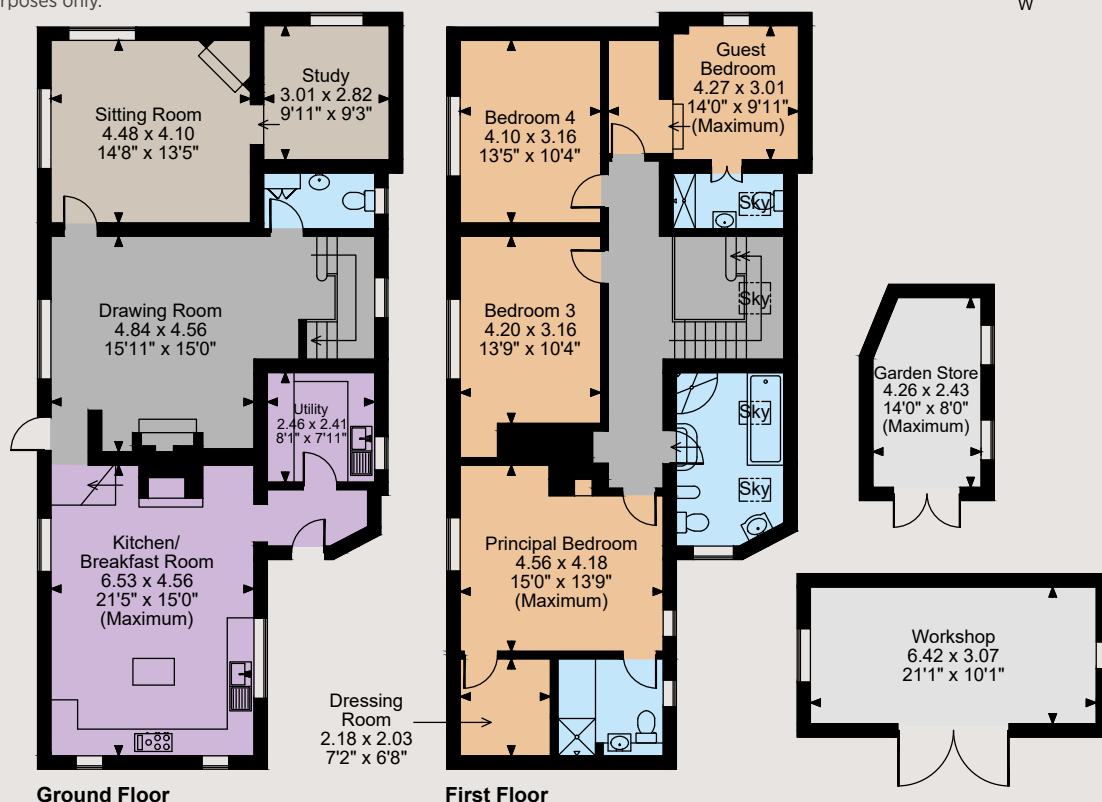
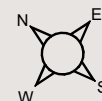








Floorplans  
Main House internal area 2,207 sq ft (205 sq m)  
Workshop internal area 212 sq ft (20 sq m)  
Garden Store internal area 107 sq ft (10 sq m)  
Total internal area 2,526 sq ft (235 sq m)  
For identification purposes only.



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

From central Chester head north east, taking Hoole Way (A56) for 1.8 miles before taking the first exit at the roundabout onto Greenfield Lane (A41). Take the right at Mannings Lane and proceed to The Street, where the property will be on the left.

## General

**Local Authority:** Cheshire West and Chester

**Services:** Mains gas, electric, water and drainage. Wet underfloor heating in kitchen and downstairs cloakroom. Electric underfloor heating in principal en suite.

**Council Tax:** Band F

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

**Rights of Way:** Please note, there is a right of way across the shared driveway leading to the parking area for this property.

**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Tenure:** Freehold

**Offers Over:** £850,000

## Chester

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