




# 30 King Street

Chester, Cheshire




30 King Street is a charming and uniquely detached cottage located within the historic Chester city walls


A detached, Grade II listed, family home with casement glazing, exposed beams, modern kitchen with Aga, and a walled courtyard with private parking. Located on a sought-after cobbled street in the heart of Chester.




3 RECEPTION ROOMS




3 BEDROOMS




2 BATHROOMS




DRIVEWAY PARKING




COURTYARD GARDEN



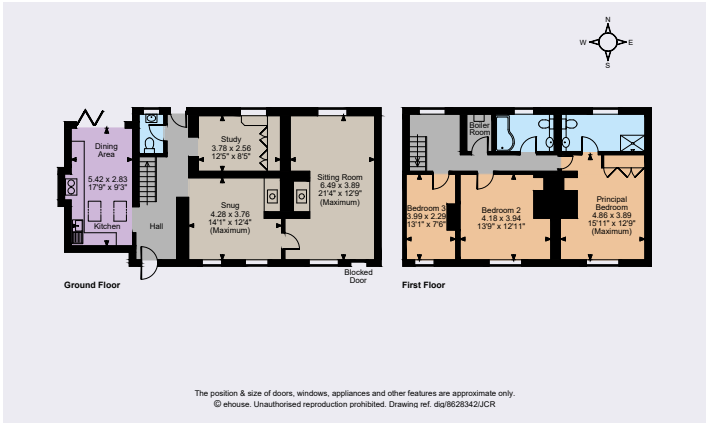
1,750 SQ FT



FREEHOLD



GUIDE PRICE £795,000



The property

Converted from a pair of cottages, likely dating back to the 17th century with later alterations in the 19th and 20th centuries, 30 King Street is a charming, painted brick, Grade II listed property. Extending to 1,750 sq. ft. over two floors, it sensitively combines modern amenities with period features, including casement glazing, exposed beams, and original fireplaces.

Configured to provide an ideal family and entertaining space, the accommodation stems from a welcoming through reception hall with useful cloakroom and access to the rear courtyard garden. It comprises a well-proportioned study with bespoke storage, a generous snug with feature inglenook fireplace with woodburner, and a spacious inter-connecting dual aspect sitting room with wooden flooring, also with feature inglenook fireplace and woodburner. The ground floor accommodation is completed by a spacious kitchen featuring a range of fitted cabinetry, a four-oven Aga, and space for a dining table. Skylights and bi-fold doors to the courtyard garden flood the room with natural light.

On the first floor, the property offers three wooden-floored bedrooms, the principal with built-in storage and a contemporary en suite shower room, together with a modern family bathroom.

Outside

Having plenty of kerb appeal, the property is approached direct from the cobbled street and pavement through a panelled front door. To the rear, double wooden gates open to a split-level walled courtyard garden, paved

for ease of maintenance and an ideal spot for entertaining and al fresco dining. There is parking for two vehicles, one within the secure gates, the other on the driveway apron.

Floorplans

House internal area 1,750 sq ft (163 sq m)  
For identification purposes only.

Directions

CH1 2AH

what3words: ///heave.economies.safe brings you to the driveway

General

**Local Authority:** Cheshire West & Chester  
**Services:** Mains water, electricity, gas and drainage  
**Council Tax:** Band F  
**EPC Rating:** D  
**Fixtures and Fittings:** All fixtures and fittings are excluded from the sale, but may be available by separate negotiation.  
**Wayleaves, easements and covenants:** The property is sold subject to any wayleaves, easements or covenants, whether mentioned in these particulars or not

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken November 2024. Particulars prepared November 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Chester

The Coachworks, Northgate Street, CH1 2EY  
01244 354880

chester@struttandparker.com  
struttandparker.com