



Earls Eye House, 8 Sandy Lane, Chester

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# Earls Eye House, 8 Sandy Lane, Chester CH3 5UL

A considerable Victorian residence occupying a prime position on the banks of the River Dee with private mooring

Chester station 1.1 miles (London Euston 2 hours 3 mins), M53 (J12) 2.8 miles

Porch | Reception hall | Sitting room  
Conservatory | Family room | Play room  
Kitchen/breakfast room | Utility | Store | Cellar  
2 Cloakrooms | 1 Bedroom with en suite bathroom | 2 Further bedrooms | Shower room  
Garden | Double garage | EPC rating E

## The property

Earls Eye House is a striking period home built circa 1850, with over 5,300 sq. ft. of character-filled accommodation arranged across four adaptable floors. It retains a plethora of unique original features, including tall, corniced ceilings and windows, fireplaces and flooring. The property also benefits from a private mooring to the River Dee.

The entrance vestibule opens to a fine reception hall with a turned oak stairway and cloakroom. Steps lead down to the capacious lower ground floor, which is currently being utilised as a self-contained apartment comprising a kitchen, living space and two bedrooms. On the ground floor is the elegant river-facing sitting room, with its wide bay window and fireplace, alongside which is the conservatory, enjoying uninterrupted views of the peaceful garden and river. The sociable kitchen and breakfast room has a large central island, a range of cabinetry and a good sized neighbouring utility. Completing the floor is a tranquil skylit playroom and shower room.

The first floor houses the large 27 ft. family

room with its bay window and elevated river aspects. There is also a store room and a multi-aspect bedroom suite and luxury en suite bathroom with inset bathtub and separate walk-in shower. The second floor is home to two further well-proportioned bedrooms and a cloakroom.

## Outside

The property has a courtyard driveway and double garage accessed off Sandy Lane. There is a beautiful terraced rear garden flowing down with steps to the private river mooring. There is a sun terrace beside the home followed by various sections divided by an abundance of colourful and vibrant trees, shrubs and planting.

## Planning

Planning permission has been granted for the remodelling of the existing rear elevation with a single storey extension, replacement orangery, single storey side extension, and internal alterations.

Planning application number 22/00013/Ful





## Location

The historic city of Chester benefits from comprehensive shopping, recreational and leisure facilities, including Cheshire Oaks Designer Outlet and a large Mark's and Spencer store.

There are convenient road links via the M56 and M53 and frequent connections to London Euston for the commuter. Several esteemed schools in the vicinity include The Hammond Independent and the King's and Queen's schools.

## Directions

Follow Sat Nav to CH3 5UL  
What3words lake.forest.dish

## General

**Local Authority:** Cheshire West and Chester

**Services:** Mains water, gas and electricity. Gas central heating and mains drainage.

**Council Tax:** Band G

**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.

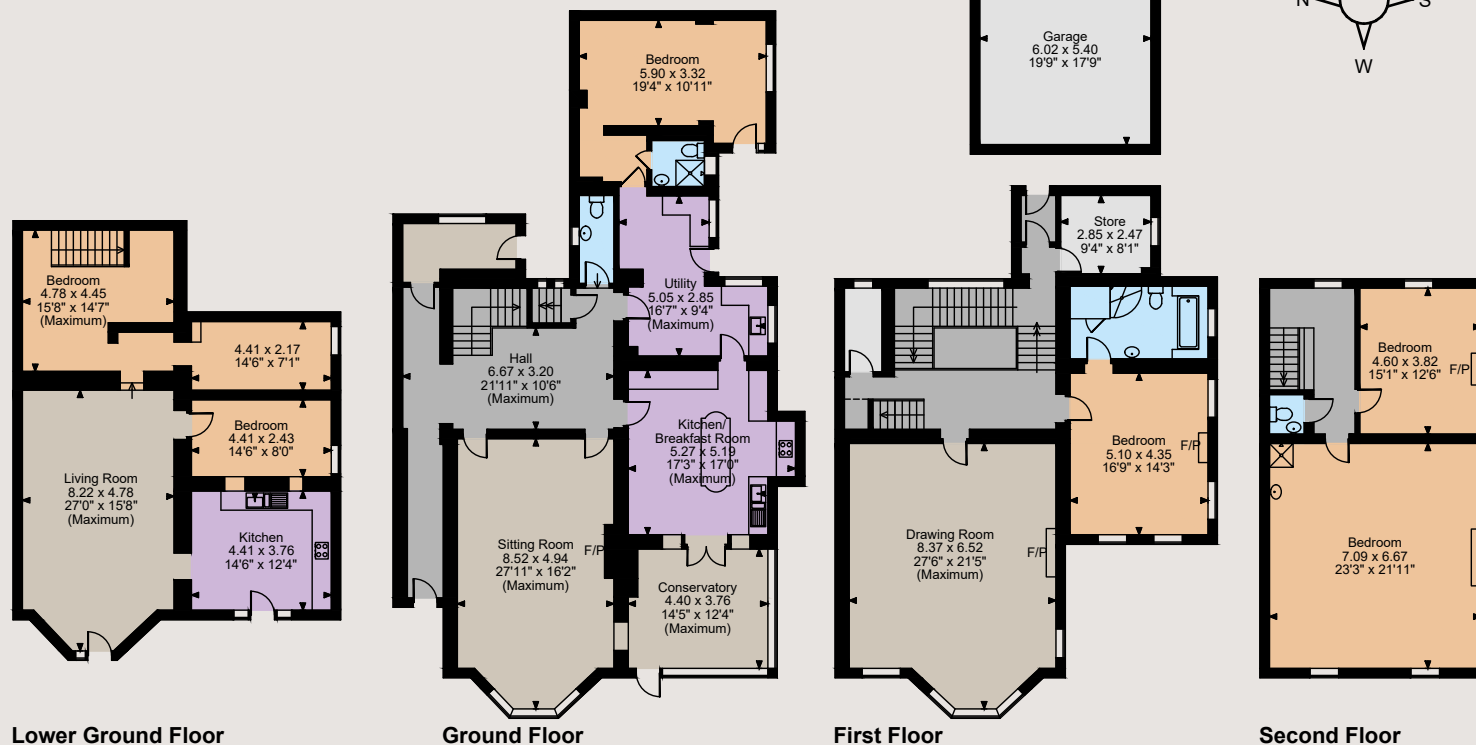
**Tenure:** Freehold

**Guide Price:** £1,600,000





Floorplans  
House internal area 5,331 sq ft (495 sq m)  
For identification purposes only.



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

□□□ Denotes restricted head height

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## Chester

The Coachworks, Northgate Street, CH1 2HH

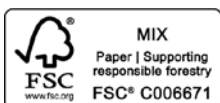
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