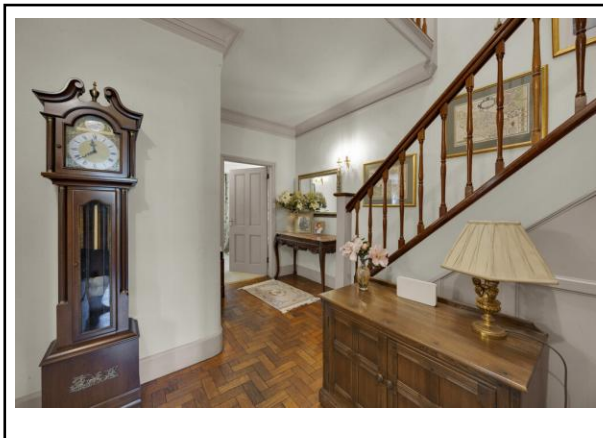
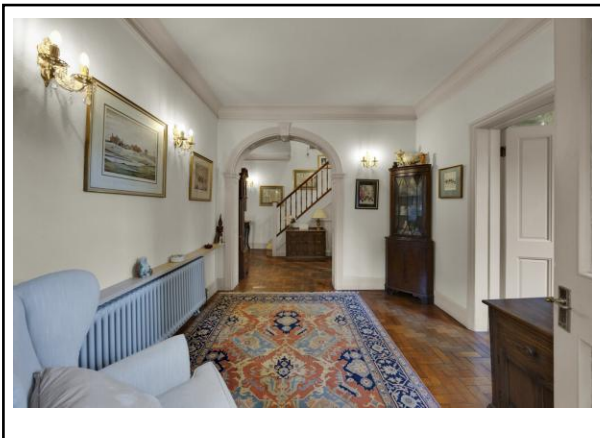
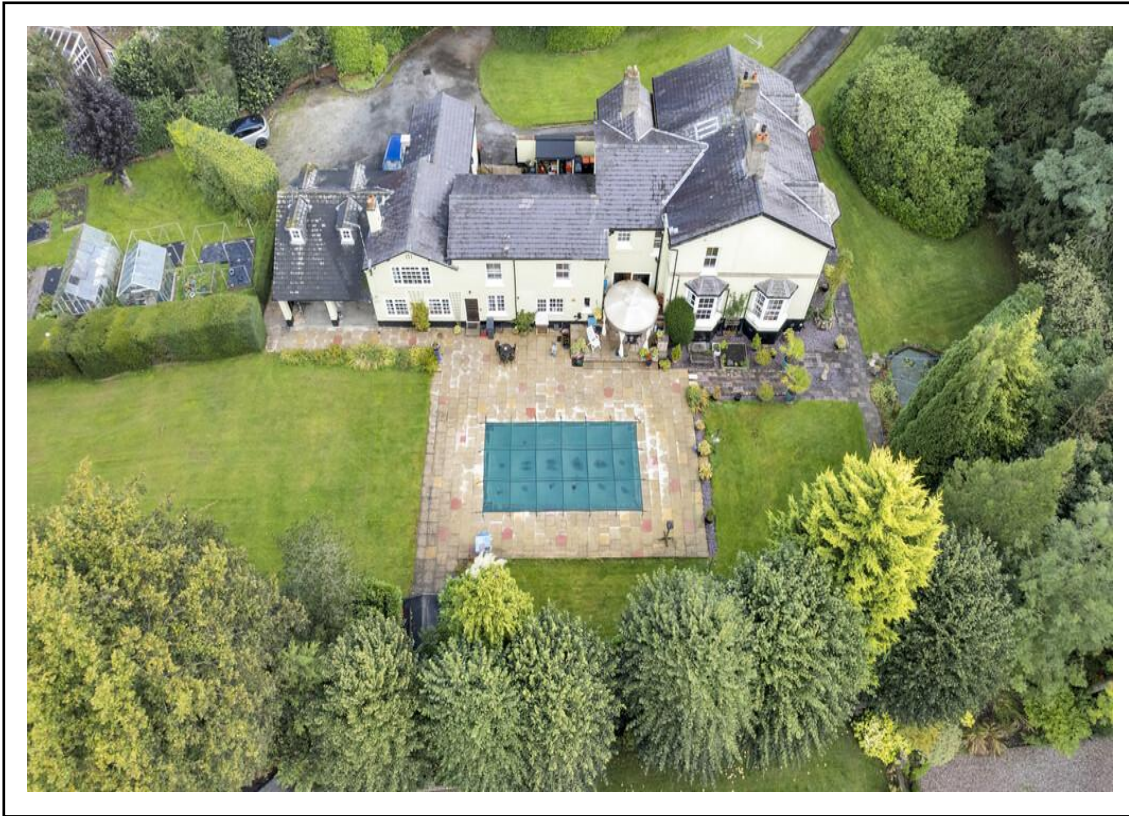




***Pear Tree House, 278 Chester Road, Hartford, Northwich,
Cheshire, CW8 1QT
£1,500,000***

An impressive and characterful five-bedroom period property offering an exceptional combination of space, flexibility and original charm. The main house features a grand reception hall, multiple generous reception rooms, a substantial family kitchen with Aga and central island, five bedrooms including a superb principal suite, and a beautiful galleried landing beneath a glazed roof lantern. A standout feature is the two integrated annexes, offering exceptional flexibility for extended family, guests, holiday accommodation or potential additional income. They can also be incorporated into the main house to create one exceptionally large and versatile family home. Outside, the property enjoys extensive private grounds, mature gardens, woodland, pond and a large swimming pool with a substantial paved entertaining area. A very large driveway provides extensive off-road parking. Combining period character, generous accommodation, two annexes, a swimming pool and impressive grounds.

Accommodation

Impressive Period Home | 5 Bedrooms | 2 Holiday-Let Annexes | Swimming Pool | Extensive Grounds

A substantial and characterful period property offering five bedrooms, generous reception space, two additional annex areas, a large swimming pool and extensive private grounds.

The two annexes form part of the property and offer exceptional flexibility. They can be used independently as guest or holiday accommodation, for extended family or potential income, or easily incorporated into the main house to create one very large and versatile family home.

Entrance & Reception Hall

The property is approached through impressive double oval teak doors into a welcoming porch, with a further glazed door leading into the entrance hall.

The entrance hall immediately sets the tone, featuring original herringbone oak flooring and a striking period reception archway. The beautifully moulded semi-circular arch incorporates decorative fluted columns and an ornate central keystone, creating an impressive focal point and a wonderful sense of grandeur.

The reception hall provides access to the principal living areas, study, kitchen, downstairs WC and first-floor accommodation.

Study

A useful study positioned off the entrance hall, featuring original oak herringbone flooring and a single-glazed window. An ideal home office or quiet workspace.

Downstairs WC

Conveniently positioned from the entrance hall and fitted with WC, wash hand basin with two taps and a single-glazed window.

Sitting Room

A second substantial reception room, providing an excellent informal family and entertaining space. The room features a marble fireplace with open fire, laminate flooring, two bay windows with single-glazed windows.

Lounge

A particularly impressive reception room retaining a wealth of period character, including carpet flooring, traditional coving and a beautiful marble open fireplace.

Two separate bay windows with single-glazed windows provide plenty of natural light, while the generous proportions make this an ideal formal sitting room..

Double oak doors also lead through to an outside porch area overlooking the rear of the property.

Attractive double oak glazed doors leading through to the dining room.

Dining Room

The dining room provides a natural link between the reception rooms and kitchen and features traditional oak flooring, a bay window with single-glazed windows and radiator.

The room offers ample space for a large dining table and is well suited to both everyday family dining and entertaining.

Main Kitchen

The impressive kitchen forms the heart of the home and is fitted with a range of traditional wooden wall and base units, complemented by granite worktops.

A traditional Aga, AEG appliances, dishwasher and one-and-a-half bowl stainless-steel sink with mixer tap provide a practical and well-equipped kitchen.

A large central island incorporates drawers, wine storage, electrical sockets and additional cupboards.

There is plenty of space for a dining table and chairs, creating a sociable family kitchen, while sliding doors open directly onto the rear garden and provide views towards the swimming pool.

The kitchen also connects naturally to the dining room and the additional kitchen/utility area.

Additional Kitchen / Utility Area

A further useful kitchen area provides additional preparation, storage and utility space. There is a range of wall and base units, pantry cupboard and stainless-steel sink with mixer tap, together with space for a washing machine and fridge/freezer.

A door provides access to the rear of the property. Pantry & Additional WC A further room is currently used as a pantry and provides useful additional storage. This area also gives access to a second downstairs WC, fitted with WC with window to side elevation.

First Floor Galleried Landing

The impressive first-floor galleried landing is one of the standout features of the property. The beautifully crafted timber staircase and matching balustrade create a wonderful sense of character, while a statement chandelier hangs beneath the glazed roof lantern, flooding the space with natural light. The landing overlooks the staircase and reception hall below and provides access to all five bedrooms, the family bathroom and two useful storage cupboards. The generous proportions and original detailing give the first floor a real sense of scale and elegance.

Bedroom 1 – Principal Bedroom

The exceptionally spacious principal bedroom features two bay windows with secondary-glazed windows, carpet flooring and two radiators.

The bedroom benefits from a substantial dressing area and walk-in wardrobe with extensive fitted storage. A further window overlooks the front garden.

The dressing area leads directly through to the private en-suite bathroom, creating a particularly impressive principal bedroom suite.

Principal En-Suite

The en-suite includes a shower cubicle, jet/bubble bath, WC and wash hand basin. There are three wooden glazed windows, tiled flooring and partially tiled walls.

Bedroom 2

Another generous bedroom featuring a large bay window with single-glazed windows, fitted wardrobes, carpet flooring, radiator and original coving. Bedroom 2 benefits from its own modern en-suite shower room.

Bedroom 2

En-Suite Fitted with a shower cubicle, wash hand basin, WC, integrated storage, heated towel rail and single-glazed window with tiled flooring. Window to side elevation.

Bedroom 3

A well-proportioned bedroom featuring laminate wood flooring, built-in storage and a double-glazed window.

Bedroom 4

A further good-sized bedroom featuring a PVC double-glazed window, wash hand basin and useful storage cupboard.

Bedroom 5 / Study

A versatile fifth bedroom currently used as a sewing room. The room benefits from a single-glazed window, radiator and additional built-in storage and could equally be used as a bedroom, study or hobby room.

Family Bathroom

The family bathroom is fitted with a white suite comprising WC, wash hand basin, shower and jet-wash bath. The room also benefits from spotlights and 2x single-glazed window.

Flexible Annex Accommodation

A particularly unusual and attractive feature of the property is the two annex areas, which form part of the overall house. The layout provides the flexibility to use these areas independently as holiday lets, guest accommodation or for extended family, while the configuration also allows them to be incorporated into the main accommodation to create one exceptionally large family home.

This flexibility makes the property particularly well suited to multi-generational living or families requiring additional accommodation.

Upper Annex

Annex Kitchen

The upper annex has its own kitchen with a range of base units, wood-effect worktops, built-in oven and gas hob. There is space for a dining table and chairs, under-counter fridge and dishwasher and two PVC double-glazed windows.

Annex Lounge

A comfortable living room featuring an electric fireplace, large PVC double-glazed window, radiator and traditional oak stable door. Annex Family Bathroom Fitted with a bath with shower over, wash hand basin and WC, with a skylight providing natural light.

A comfortable bedroom featuring a PVC double-glazed window, radiator, carpet flooring and built-in storage.

Annex Bedroom 1

A comfortable bedroom featuring a PVC double-glazed window, radiator, carpet flooring and built-in storage.

Annex Bedroom 2

A particularly bright bedroom benefiting from five PVC double-glazed windows, additional built-in storage, carpet flooring and spotlights.

Lower Annex Annex Entrance / Utility

The lower annex is accessed via an entrance porch which also has plumbing for a washing machine, with stairs leading to upper annex.

The accommodation flows naturally through the additional living, bedroom, bathroom and kitchen areas and can be used as an extension of the main house if required.

Annex Lounge

A welcoming reception room featuring an attractive stone-brick fireplace, two PVC double-glazed windows.

Annex Bathroom

Fitted with a wash hand basin, WC, corner bath and separate shower cubicle, together with a PVC double-glazed window.

Annex Bedroom

A generous bedroom featuring built-in storage and three PVC double-glazed windows. The room also benefits from access to the rear porch, while additional hallway storage provides further practicality.

Annex Kitchen

The kitchen is fitted with a range of wall and base units, with space for a dining table and chairs. There is a single-glazed window, radiator and direct access to the rear garden.

Externally

The property sits within extensive and private grounds, offering an excellent combination of entertaining areas, mature gardens and natural surroundings.

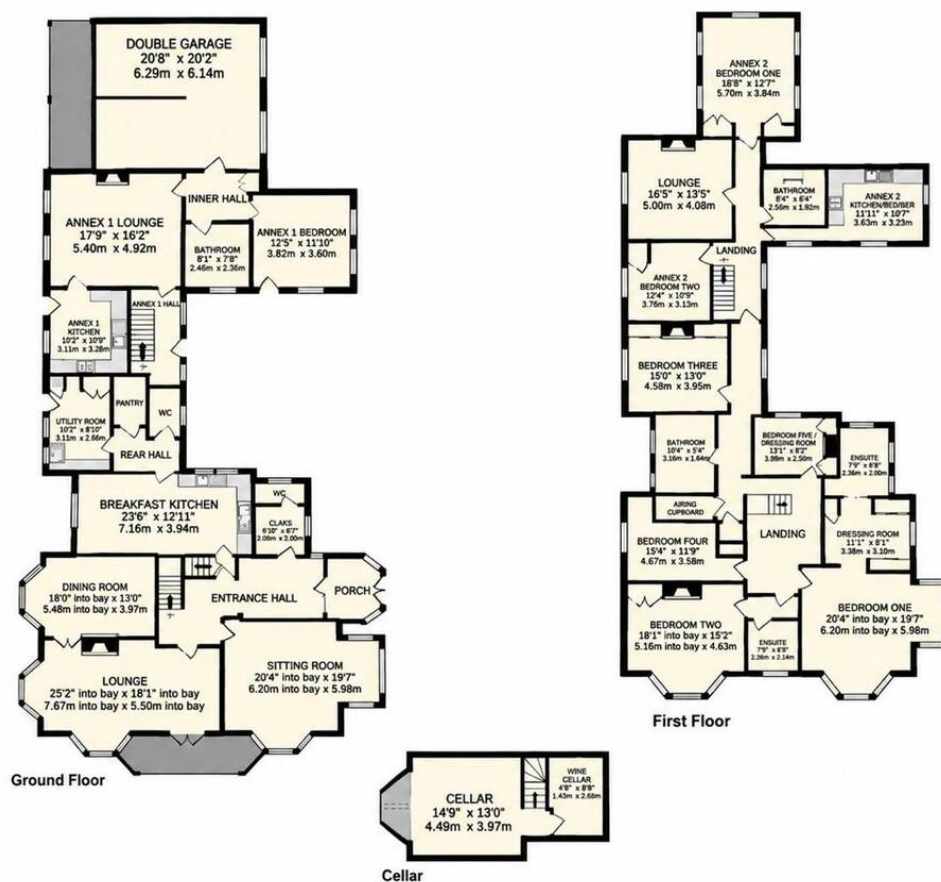
To the rear is a substantial stone-paved area surrounding the large swimming pool, providing an ideal space for outdoor entertaining and family enjoyment. Beyond the pool, the gardens extend into generous lawned areas with mature trees, established shrubs, bushes and woodland.

There is also a pond, stone-paved pathways, a shed and covered external storage.

The side gardens provide further lawned areas and mature planting, with the woodland setting creating a secluded and private feel. To the front, the property benefits from a very large driveway providing extensive off-road parking for numerous vehicles, together with additional large garden space.

This is a property that offers far more than a traditional five-bedroom home. The combination of the main residence and two integrated annex areas provides an exceptional degree of flexibility. The annexes can be used separately for guests, extended family or holiday accommodation, or the accommodation can be brought together to create one substantial home with an impressive amount of living and sleeping space.

Combined with the period character, original features, large kitchen, multiple reception rooms, five principal bedrooms, extensive grounds and swimming pool, this is a rare and highly versatile property with enormous potential for a wide range of buyers.



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