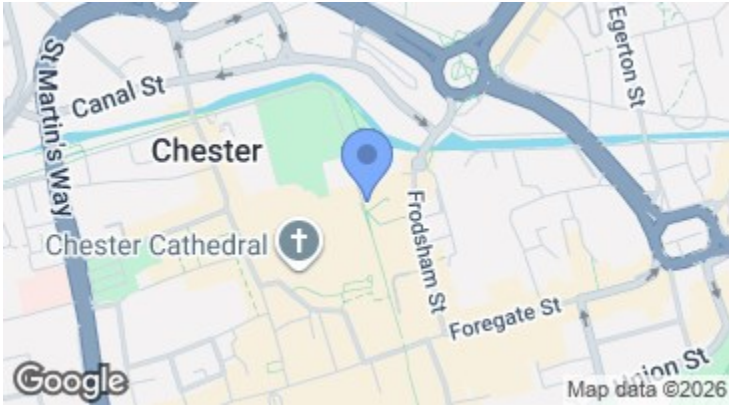


2, The Kaleyards Frodsham Street, Chester, CH1 3JH



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

EU Directive
2002/91/EC



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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www.cavendishproperties.co.uk



2, The Kaleyards Frodsham Street
Chester,
CH1 3JH

Offers Over £400,000

****Are you looking to buy not just a home, but a piece of Chester's rich history?***

Lovingly restored and thoughtfully reimagined, this exceptional 200-year-old cottage seamlessly blends period charm with impeccable contemporary design. Every aspect of the renovation has been completed to an exceptional specification, preserving the property's original character while introducing beautifully crafted finishes that create a home ready to be enjoyed from day one.

At the heart of the home is a stunning bespoke kitchen, thoughtfully designed to combine timeless style with everyday practicality. The inviting living space centres around a charming log-burning stove, while high-quality materials, bespoke joinery and meticulous attention to detail are evident throughout, resulting in an immaculate finish. The ground floor also boasts two additional reception rooms that can be used to suite the new owners' needs.

Upstairs, striking vaulted ceilings enhance the feeling of space and light, creating beautifully appointed bedrooms that perfectly complement the cottage's heritage.

Outside, the landscaped walled garden offers a retreat, ideal for entertaining or unwinding.

Combining over 200 years of history with exceptional craftsmanship and contemporary comfort, this remarkable cottage presents a rare opportunity to own one of Chester's most beautifully restored period homes.

Location



Situated in the heart of Chester city centre, the property is perfectly placed to enjoy everything this historic city has to offer. A wealth of independent boutiques, cafés, award-winning restaurants and cultural attractions are all within easy walking distance, along with the iconic Rows, Cathedral and Roman City Walls. The picturesque River Dee and Grosvenor Park provide beautiful green spaces and scenic walks just moments from the doorstep. Chester Racecourse and the city's excellent leisure facilities further enhance the lifestyle on offer. Chester Railway Station and the A55 motorway network are also easily accessible, making the property ideal for commuters while retaining the charm and convenience of city centre living.

Front Exteriors



This charming period cottage boasts a delightful front exterior with red brick walls and white window surrounds that complement the traditional door. The property is bordered by well-maintained hedges and a paved path that leads to the entrance, all set against the backdrop of mature trees and a striking sandstone wall, adding a sense of privacy and character.

Hallway



This light and airy hallway welcomes visitors with patterned tiled flooring and crisp white walls. A row of sash windows runs alongside a radiator, and the entrance door is wooden framed with a simple decorative feel. The

hallway connects the reception room and kitchen and continues through to the rear garden access, creating a natural flow through the home.

Reception Room



The reception room is a cosy and inviting space characterised by a wood-burning stove set into the fireplace, adding warmth and charm. The room benefits from a good flow of natural light thanks to several windows and French doors that open to the rear garden. Traditional patterned floor tiles continue from the hallway. The room also includes a wooden staircase leading upstairs and built-in shelving for books and ornaments.



Lounge



A versatile room currently arranged as a quiet sitting area with natural light pouring in through a window overlooking the front garden. The space is tiled with the same distinctive patterned flooring seen throughout the ground floor.

Kitchen



The kitchen is a bright and welcoming space featuring bespoke cabinetry with wooden knobs and a patterned tile floor that adds character. It is fitted with integrated appliances including an oven and hob, alongside a washing machine under the countertop. Ample work surfaces and overhead cupboards provide practical storage while a window above the sink invites natural light into the room.

Dining Room



The dining room is conveniently located off the kitchen and is flooded with natural light via the floor to ceiling window. The room will accommodate a generous size dining table.

Landing



The landing upstairs benefits from a lovely large arched window, flooding the area with natural light. It features wooden balustrades and flooring, with neutral walls that complement the bright and airy feel. The landing leads to the bedrooms and bathroom, with enough space for small furniture pieces.

Bedroom 1



Bedroom one is a bright and spacious retreat with white walls and warm wooden flooring. A window overlooks the sandstone walls, flooding the room with natural light. The ceilings are pitched, adding character and space, while subtle spot lighting creates a calm ambiance.

Bedroom 2



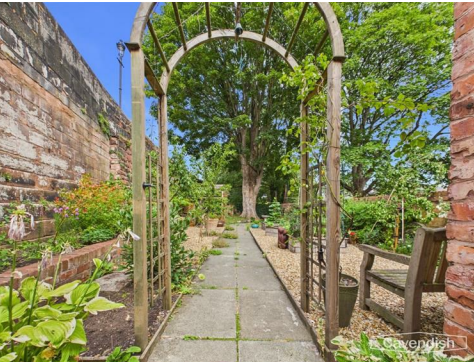
A double bedroom with a fixed rail for clothing. Natural light flows in through a window with a pleasant view of the garden and stone wall. The room is finished simply with white walls, offering a comfortable space for guests.

Bathroom



The bathroom is a bright room featuring a large walk-in shower with glass screen and modern blue hexagonal tile accents. It has a spacious feel enhanced by light wood-effect flooring, a pedestal sink and a large sash window that lets in plenty of natural light. A tall radiator and built-in storage cupboard complete this practical and tranquil space.

Rear Garden



The rear garden is a delightful outdoor space surrounded by high sandstone walls which provide privacy and shelter. It features a combination of lawn and paved paths leading through a pergola covered seating area and to several raised beds filled with plants and vegetables. The garden is well kept and offers a tranquil retreat ideal for gardening enthusiasts or enjoying outdoor meals in a peaceful setting.



*ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

*FLOORPLAN

Floorplan included for identification purposes only, not to scale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

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*VIRTUAL TOUR

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

We hope you will find the video helpful.