



Chester Road, Hartford, CW8

£385,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

This charming character cottage has to be viewed to be fully appreciated! ****BEAUTIFUL HOME SET WITHIN STUNNING SCENERY THAT SURROUNDS AND WITH COMMUTING LINKS UPON THE DOORSTEP****

Key features:

- Period property of historical interest
- Excellent local schools
- Excellent location for commuting in any direction with both the A556 & A49 direct access.
- Two train stations within 1 mile
- Secluded south facing gardens
- Room for extending or adding a new building.
- Quietly located within small community
- Energy efficient home.
- Secure off-street parking for several vehicles.

Extra info:

- **Property Age:** 200 years
- **Council Tax:** Band D (£1800.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Secure Gated Allocated Parking



****CHARMING CHARACTER COTTAGE SET WITHIN STUNNING SCENERY THAT SURROUNDS AND WITH COMMUTING LINKS UPON THE DOORSTEP****

This fantastic family home comes with an abundance of traditional features that have carefully been retained, providing the cottage charm throughout, yet providing easy convenience and access to commuting links from the doorstep ensuring all the family can enjoy escaping to this semi-rural retreat from the busy hustle and bustle family life can bring. This excellent home has had an orangery (7m x 3.5m) added to it to provide a large family room to the rear that provides modern living within this country style cottage. The living room is a great size with access to the secluded decking and lounging area as well as the wrap around gardens, additionally, the kitchen diner has traditional features within and provides an excellent space for cooking and entertaining guests. To the first floor there are three excellent sized bedrooms of which the master features a modern en-suite bathroom. The second bedroom has the potential to add an ensuite to it or alternatively a dressing room or walk in wardrobe with the space that is offered and the third bedroom can also either be used with access to the second room or separate. There is a family shower room as well which benefits from a modernised suite. Outside the summer house (log cabin) with both power and heat from its integrated solar panels provides the perfect retreat and a fantastic place from which to entertain at any time of the year. The secluded south facing gardens wrap three sides of the property and are ever so enchanting with mature, manicured borders and beds interspersed with areas of patio, decking and lawn - it really is like being in a different world.

This quite remarkable cottage is located within a small community of 4 other cottages, the stable and speedwell bungalow within the Hartford parish and bordering Sandiway offers substantial, practical accommodation with an otherworldly sense of history. Dating from the early 18th Century, Blue Cap Cottage (as it was known before the addition of the number '1') stands proudly double fronted in its private and beautiful gardens offering something truly magical - a cottage without compromise.

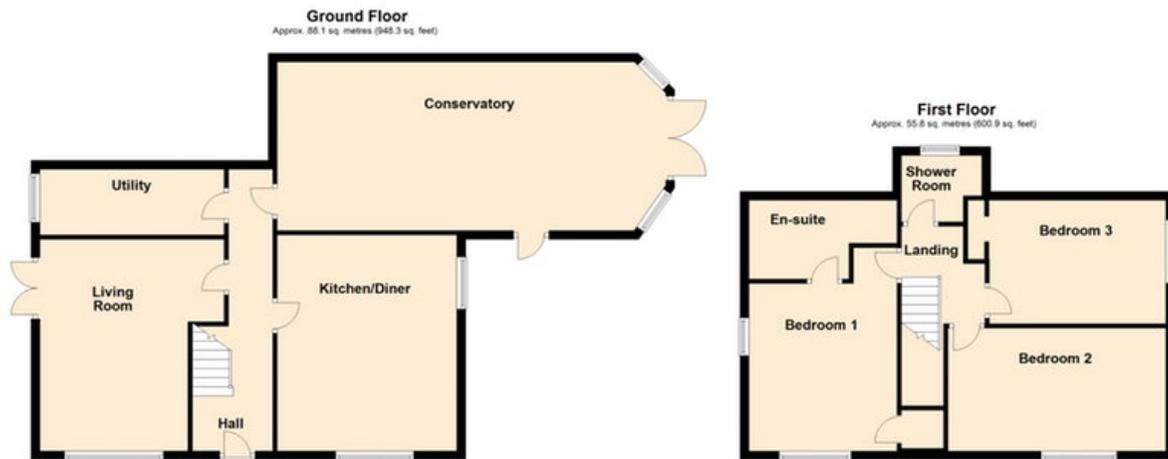
The hallway with decorative stained glass features is the path to all the ground floor rooms. Enter the lounge and step down into the most elegant of rooms. Beams aplenty, paneling from a former monastery and the original wood block floors provide the charm complemented by a woodburner, eclectic whimsical wallpaper and compact french doors opening onto a secret decked terrace - there is no end of interest and excitement in this home! The kitchen is a sensory delight, perfectly judged taupe cabinetry abounds while a range cooker sits perfectly in its rightful place where the old stove would have in years gone by. The freestanding island has tiers to prepare on and to sit at - we would struggle to find anywhere lovelier to perch with a rich glass of red or a mug of hot chocolate on a winter's eve. Offering yet more sumptuous living space is the grand orangery. A more recent addition to the property this is a space for all seasons and all purposes. Significant in scale and style it's a place to relax, to indulge in a hobby, entertain, seat 20 for dinner. Whatever your needs and whatever you choose, the light through the glazed roof and the views over the main gardens make for a very special place to do just that.

Upstairs is no less special. Again, character abounds but not at the expense of practically. The master bedroom is generous and tasteful with storage and luxurious en-suite with roll-top bath. Two further double bedrooms, one enjoying a dressing room, can be opened up to become one huge room if three are only required on occasion. The family shower room is perfectly appointed with rainfall shower, basin and W.C.

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Finding the house is more of a challenge but only due to the inefficiency of satellite navigation! The small Cul-de-sac virtually opposite Sandiway Golf club where 1 Blue Cap Cottages is found is close to the Whitegate/Hartford exit slip-road off the A556 on the corner of Chester Road near the turn for Littledales Lane.

Floor plan:



Total area: approx. 143.9 sq. metres (1549.3 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

1 Blue Cap Cottages, Chester Road, Sandiway, NORTHWICH, CW8 2AU

| | |
|--|---|
| Dwelling type: Semi-detached house | Reference number: 9975-2899-6428-9295-1181 |
| Date of assessment: 11 December 2015 | Type of assessment: RdSAP, existing dwelling |
| Date of certificate: 11 December 2015 | Total floor area: 126 m ² |

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 2,508 |
| Over 3 years you could save | £ 450 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 291 over 3 years | £ 213 over 3 years | <div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 450 over 3 years</p> </div> |
| Heating | £ 1,872 over 3 years | £ 1,611 over 3 years | |
| Hot Water | £ 345 over 3 years | £ 234 over 3 years | |
| Totals | £ 2,508 | £ 2,058 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

| | | | | | | | | | | | | | | |
|--|--------------------|--|------------------|------------------|------------------|------------------|-----------------|---|--|--|--|--|--|--|
| <p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="background-color: #4f81bd; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #76b82a; color: white; text-align: center;">(81-91) B</td> <td style="background-color: #90c176; color: white; text-align: center;">(69-80) C</td> <td style="background-color: #f1c232; color: white; text-align: center;">(55-68) D</td> <td style="background-color: #f4912f; color: white; text-align: center;">(39-54) E</td> <td style="background-color: #e35757; color: white; text-align: center;">(21-38) F</td> <td style="background-color: #c0392b; color: white; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="2" style="text-align: center;"> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 2px;"> <p style="margin: 0;">Current</p> <p style="font-size: 2em; margin: 0;">88</p> </div> <div style="border: 1px solid black; padding: 2px;"> <p style="margin: 0;">Potential</p> <p style="font-size: 2em; margin: 0;">93</p> </div> </div> </td> <td colspan="4" style="font-size: x-small;"> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p> </td> </tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p> | (92 plus) A | (81-91) B | (69-80) C | (55-68) D | (39-54) E | (21-38) F | (1-20) G | <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 2px;"> <p style="margin: 0;">Current</p> <p style="font-size: 2em; margin: 0;">88</p> </div> <div style="border: 1px solid black; padding: 2px;"> <p style="margin: 0;">Potential</p> <p style="font-size: 2em; margin: 0;">93</p> </div> </div> | | <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p> | | | | |
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| Top actions you can take to save money and make your home more efficient | | |
|--|-----------------|------------------------------|
| Recommended measures | Indicative cost | Typical savings over 3 years |
| 1 Increase loft insulation to 270 mm | £100 - £350 | £ 108 |
| 2 Floor insulation (solid floor) | £4,000 - £6,000 | £ 165 |
| 3 Low energy lighting for all fixed outlets | £20 | £ 66 |

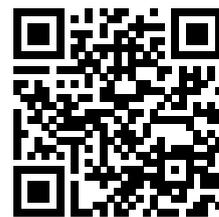
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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