



Kisdon House

Hatton Hall Lane, Hatton Heath, Chester, CH3 9AP



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PROPERTY

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Chester
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A wonderful period three bedroom family house, with scope for improvement & extension, outbuildings, landscaped gardens,

Accommodation In Brief

- Entrance porch
- Entrance halls & inner hall with WC
- Three reception rooms
- Conservatory
- Kitchen/breakfast room
- Utility room
- Three double bedrooms (one with en-suite bathroom)
- Family bathroom
- Attached outbuilding housing double garage, workshops & store rooms
- Landscaped gardens with vegetable patch, Green House & Garden Store
- Paddock land
- In all about 2.82 acres



Description

Kisdon House enjoys the most magical location, nestled down a rural, no through lane which gives access to just a few houses, offering a peaceful rural location, yet only a short drive away from Chester and all it has to offer.

This handsome period house offers light and spacious family sized accommodation. The house is white rendered with large UPVC windows, and rural views to each elevation. A porch leads to an entrance hall with bow window, with a door leading to the inner hall with cloaks cupboard and WC off. The inner hall gives access to the three reception rooms, the largest of which is the living room. The living room has a log burner set into a brick fireplace, beamed ceiling and French doors to the gardens, with a second set of French doors to the UPVC conservatory which gives access to the gardens. The dining room is a good size with a southerly aspect. Next to the dining room sits the large kitchen/breakfast room with wooden units, central island unit and room for a breakfast table. Lying to the other side of the kitchen is the cosy snug.

A door from the kitchen/breakfast room leads to the side hall with doors to the rear gardens, front parking area and utility room. In turn the utility room leads to the double garage with attached workshops/store rooms, with all this area being ripe for conversion into further accommodation (subject to consent).

The first floor is equally as spacious, with a large principal suite with double bedroom, built in wardrobe and ensuite bathroom with separate shower. The two further double bedrooms are served by a good sized family bathroom.

Gardens & Paddock Land

A wooden gated entrance with stone gate posts leads to a tarmac parking area, with room for numerous cars. This lies to the front of the house where the attached garaging/outbuildings lie. The gardens wrap around the house and consist of a large area of level lawns with mature shrubs and specimen trees, mainly bounded by hedging. A stone path leads around the gable end to a stone al-fresco dining area off French doors from the living room. There is a second set of doors off the south westerly facing conservatory to a second terrace. Within the garden is a vegetable patch with a Green House and Garden Store. All of the paddocks have water and separately gated entrances off the lane. Attached to the house is a double garage with workshop behind and three further attached workshop/store rooms.

This house is ideal for the equestrian buyer, hobby farmer or the family buyer who wants space for the children to kick a ball about.



Location

Kisdon House enjoys an enviable location in a rural hamlet yet is extremely convenient for the surrounding areas of commerce with excellent road & rail links and easy access to two international airports. The house is surrounded by open fields and offers unrivalled privacy approached via a long, pretty, no-through lane with wide grass verges lined with Beech trees against mature hedges. From the house there are views over the immediate gardens with open aspect across wooded countryside towards the Utkinton, Peckforton and Bickerton Hills.

Kisdon House is situated just beyond the popular villages of Christleton, Waverton and Tattenhall which are all just a short distance through the country lanes. Tattenhall village with its picturesque High Street offers a good range of services with a general store, butchers, chemist, doctor's surgery, church, pubs and restaurants. For a more comprehensive range of services the county town of Chester is 7 miles away with shopping in The Rows, numerous supermarkets and out of town retail parks. Chester has a wide range of state and independent schools, including Kings, Queens and Abbeygate College. On the recreational front there is a sports club in Tattenhall offering football, cricket, tennis and squash. Despite its rural location the house enjoys good road links being within easy reach of the Chester Business Park, Wrexham Industrial Estate and Deeside Industrial Park. Beyond Chester, access is gained to the M53 and M56 motorways permitting daily travel to Liverpool and Manchester. Both cities have international airports which are 28 and 37 miles respectively. Travel to London is available via train from Chester and Crewe train stations which both offer a sub 2 hour service to Euston.

Distances in approx. miles

Tattenhall 4 miles, Chester 7 miles, Manchester 48 miles, Liverpool 31 miles



Directions

Postcode: CH3 9AP

What three words: guarded.trappings.revision

From Chester travel south on the A41 towards Whitchurch. After approximately 3½ miles turn left into Hatton Hall Lane shown as a 'no-through road'. Kisdon House is the first house on the right hand side.

Property Information

Tenure: Freehold

Services: Mains water, electricity, oil fired central heating, septic tank.

EPC: E

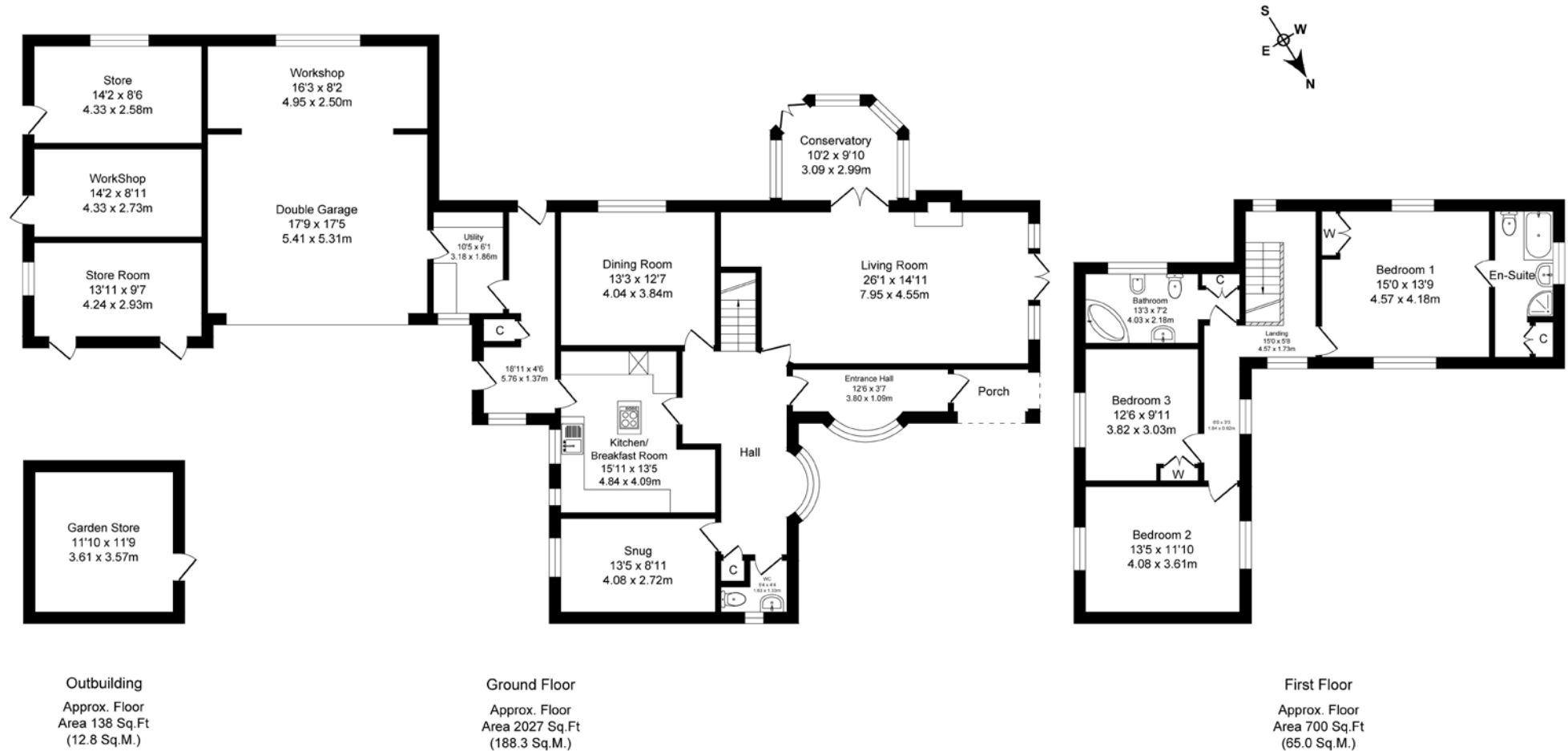
Local Authority: Cheshire West & Chester. Tel: 0300 123 8123

Council Tax Band: G, amount payable for 2025 £3,987

Floorplan

GIA 2865 sq ft (266.1 sqm)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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