



Station House, Mickle Trafford

**CHESHIRE
LAMONT**



Station House

Station Lane, Mickle Trafford, CH2 4EH

A well-proportioned and extended Detached Four Bedroom Family Home set within attractive, secluded gardens extending to in excess of 1 acre enjoying a rural location between two sought after villages yet conveniently situated within 3.5 miles of Chester city centre.

- Reception Hall, Living Room, Versatile Dining Room, Open Plan Kitchen Dining Family/ Sitting Room with Log Burner, Garden Room, Utility, Cloakroom.
- Four Bedrooms, Two Bath/Shower Rooms.
- Generous Secluded Gardens to both front and rear extending to in excess of 1-acre, Double Garage.

Location

The property is conveniently situated between the rural village of Mickle Trafford and Guilden Sutton and just 3.5 miles from Chester City Centre. The surrounding centres of commerce including Manchester, Liverpool and North Wales are readily accessible via the M53 and A55. Both can be accessed within 5 miles of the property. On a recreational front there are a number of golf courses within a short drive as well as Rugby, Hockey, Cricket, Football, Tennis and Squash Clubs. Delamere Forest provides delightful walks and mountain biking within an area covering 2400 acres.

Accommodation

Part glazed panel front door opens to a spacious and welcoming **Reception Hall 5.2m x 2.2m**. This is finished with a solid floor and staircase rising to the first floor with storage cupboard beneath and **Cloakroom** off fitted with a low-level WC and wash hand basin. The solid flooring continues seamlessly into both the Living Room and versatile Dining Room. The **Living Room 4.2m x 3.6m** has a central fireplace fitted with a log burning stove set upon a slate hearth with built-in storage cupboards to either side of the chimney breast. These are finished with Oak tops to compliment the flooring. A further feature is the 9-foot ceiling height, which can also be found in the **Dining Room 3.7m x 3.6m**, this has a central Minster stone style fireplace and overlooks the attractive rear garden.

The **8m Kitchen Breakfast Room** is open plan to a stunning **6.3m Sitings/Family Room** extension creating the hub of this family home. The **Kitchen Breakfast Room 6.3m x 4.3m** narrowing to 3.6m is



fitted with a painted handmade bespoke Rosewood kitchen, units include a larder cupboard, complimented with granite work surfaces along with a matching centre island, which provides a useful breakfast bar also finished with an Oak worksurface. Appliances include a Rangemaster range cooker with double oven and five burner gas hob with extractor above. Integrated appliances include two fridges, two freezers and a dishwasher. The **Dining Area** comfortably accommodates a 6/8 person everyday dining table.

The **Sitting/Family Room 6.3m x 3.7m** is a particularly light and airy room, features include a large lantern skylight and 2.7m wide bifold doors that open onto a patio and rear garden. A Contura freestanding log burning stove is set upon a granite hearth, exposed oak flooring runs throughout. Off the kitchen there is a **Garden Room 3.9m x 2.8m** which includes a feature vaulted ceiling with exposed roof truss, and glazed double doors which overlook and open onto the rear garden. There is also a **Utility Room/Porch 2.5m x 1.7m** which includes a sink unit with granite work surface and provides space for both a washing machine and tumble dryer.

To the first floor there are Four Bedrooms and Two Bath/Shower Rooms. **Bedroom One 4.2m x 3.6m** has feature 2.9m ceiling height and feature original cast iron fireplace (non-operational). There is also a well-appointed **Ensuite Shower Room** including low level WC, wash hand basin and heated towel rail. **Bedroom Two 3.6m x 3.7m** benefits from fitted wardrobes and overlooks the rear garden. The inner landing provides useful built-in storage cupboards/wardrobes and gives access to 2 further bedrooms and the Family Bathroom. **Bedroom Three 3.6m x 2.5m** overlooks the rear garden, **Bedroom Four 4.3m x 2.7m**, is L shaped and overlooks the paddock and front garden. The **Family Bathroom** is fitted with a panelled bath, large quadrant shower enclosure, wall mounted wash hand basin, low WC, heated towel rail, tiled floor and tiled walls.





Externally

A splayed entrance leads to automated gates which open onto a gravel driveway. This provides ample parking and turning space along with giving access to a **Detached Double Garage 5.8m x 5.3m** benefiting from an automated up and over door, electric light and power points.

The gardens to both front and rear are secluded and sheltered extending to in excess of 1 acre. The front garden benefits from a paved sitting area with a sleeper detailed pathway running up part of the garden which extends to approximately 50m in length and is principally laid to lawn incorporating stocked borders.

The attractive cottage style rear garden includes a large India stone paved sitting area ideal for our Fresco entertaining which can be directly accessed from either the Sitting / Family Room or alternatively the Garden Room. There are shaped lawns beyond incorporating mature well stocked borders.





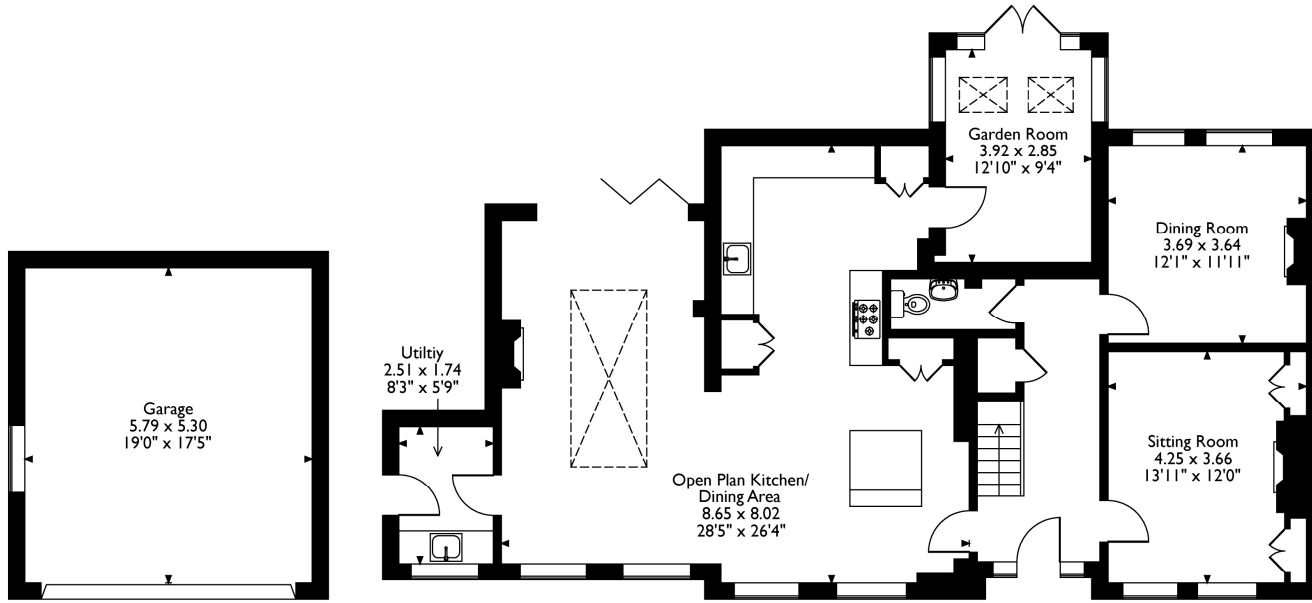
Services / Tenure

Mains Water, Electricity, Gas and Drainage, Fibre Broadband available, Double Glazed throughout – Freehold

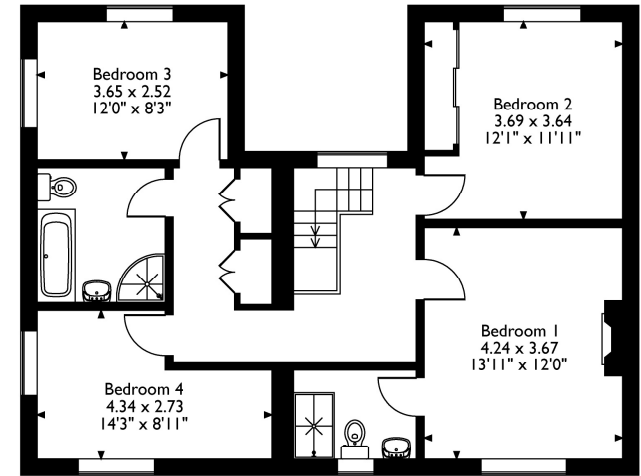
Directions

What 3 words - Goodbye, knowledge, vaccines.
Leave Chester on the A56 Warrington Road upon reaching Mickle Trafford turn right into Station Lane, proceed along Station Lane, after the railway bridge and the property will be found on the right hand side.

Approximate Gross Internal Area
 Main House = 2131 sqft/198 sqm
 Garage = 334 sqft/31 sqm
 Total = 2465 sqft/229 sqm



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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