

THE  
BOATHOUSE

DEE HILLS PARK





Riverside living reaches a rare expression of elegance at The Boathouse, Dee Hills Park. Tucked away in one of Chester's most exclusive settings, this remarkable home combines architectural charm with a privileged waterside position, delivering a lifestyle defined by light, tranquillity and connection to the River Dee.





## A PRIVATE APPROACH

The approach to The Boathouse is both discreet and enchanting. Steps lead you down through landscaped grounds towards the water's edge, creating a sense of anticipation as the river slowly comes into view. It is a fitting entrance to a property where natural beauty and thoughtful design intertwine.





## A PEACEFUL UPPER RETREAT

On the upper floor lies a calm and characterful bedroom, its exposed beams offering warmth and texture against clean, contemporary finishes. Glass balustrades introduce a sense of openness, allowing light to filter between floors while framing views towards the ground level and the river beyond. A modern shower room sits alongside, cleverly designed with privacy and ease in mind, ensuring this floor functions as a self-contained sanctuary. A wide staircase draws you down into the heart of the home. At this level, a bathroom awaits, styled in neutral tones and fitted with a shower over the bath, heated towel rail, basin and WC.





# LIGHT & FLOW BELOW

From here, the home flows into a sleek and fully fitted kitchen, complete with induction hob, integrated dishwasher, and ample cabinetry. A breakfast bar provides an informal dining space, perfect for morning coffee or casual suppers. The kitchen merges effortlessly into a generous open-plan lounge, where glass doors extend the living space directly onto the balcony.







Set beyond the main living space, a second bedroom offers privacy and comfort in equal measure. With fitted wardrobes and a window welcoming natural light, this versatile room can serve as a restful guest suite, a dedicated study, or a peaceful retreat for family members.



## LIFE ON THE RIVER

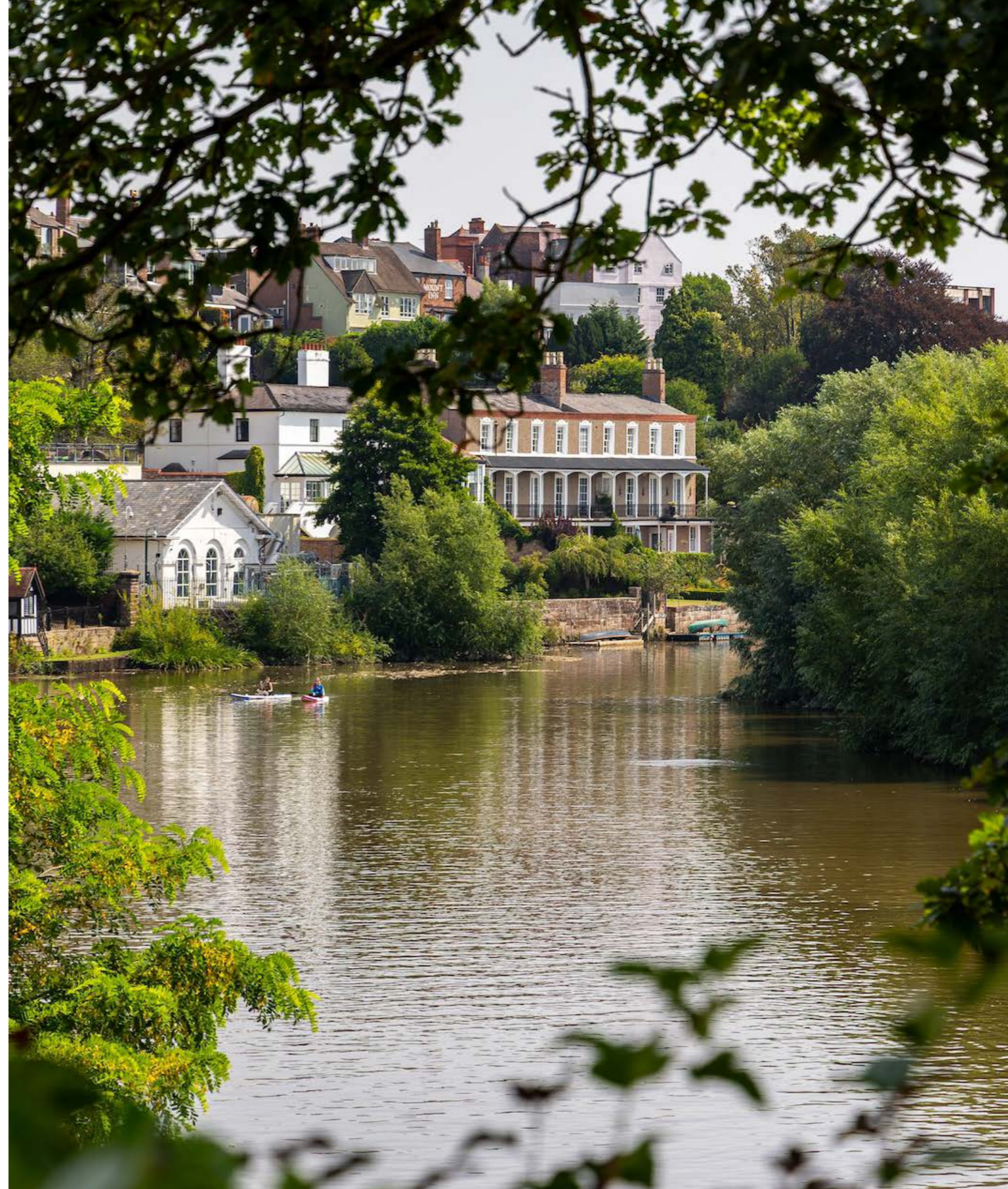
The Boathouse offers one of the most captivating vantage points in Chester. From the wide balcony, uninterrupted views stretch across the River Dee and the rolling meadows beyond, a living canvas that changes with the seasons. The ever-shifting light, the call of birds across the water, the gentle rhythm of passing boats: each moment brings a reminder of the privilege of riverside living. This rare waterside setting is further enhanced by access to private moorings, offering the opportunity to step from home to river with ease. Whether boating, paddleboarding, or simply enjoying the view, the river is both neighbour and companion here.





## THE SETTING

Dee Hills Park has long been regarded as one of Chester's most prestigious addresses. Nestled within mature private grounds, it provides a sense of seclusion that feels worlds away from the bustle of the city, while remaining just moments from its heart. From The Boathouse, you are within easy reach of Chester's historic streets, where independent boutiques, acclaimed restaurants and cultural landmarks invite exploration. Riverside walks, the famous racecourse and the city's ancient walls lie within a short stroll, while Chester station connects you swiftly to Liverpool, Manchester and London. For those who travel by car, major routes are readily accessible, placing the wider North West and North Wales coast within comfortable reach.





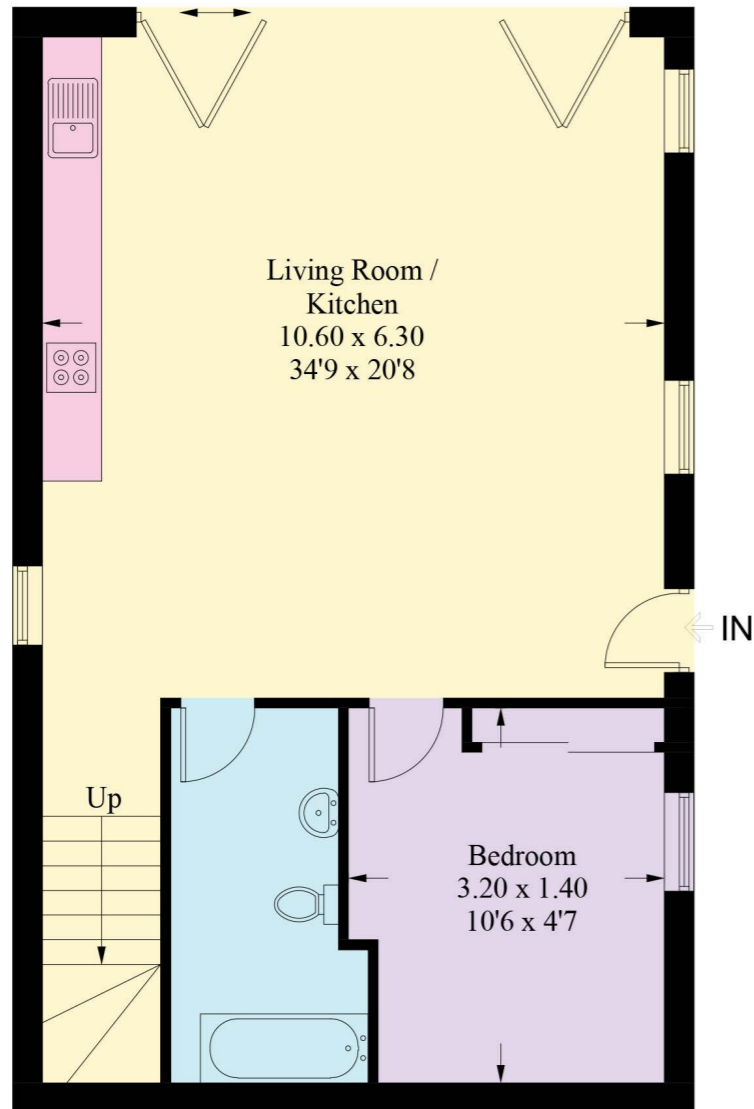
## A LIFESTYLE DEFINED

To live at The Boathouse is to enjoy the rare balance of serenity and sophistication. It is a home that lends itself to many possibilities: a flexible residence for those seeking riverside calm, a stylish city retreat for weekends away, or a pied-à-terre for those who wish to blend work and leisure with ease. With two secure underground car parking spaces. Few properties manage to combine such architectural character, modern comfort and natural beauty in one compelling package. At The Boathouse, Dee Hills Park, you will discover not just a home, but a lifestyle shaped by water, light and the quiet luxury of privacy.



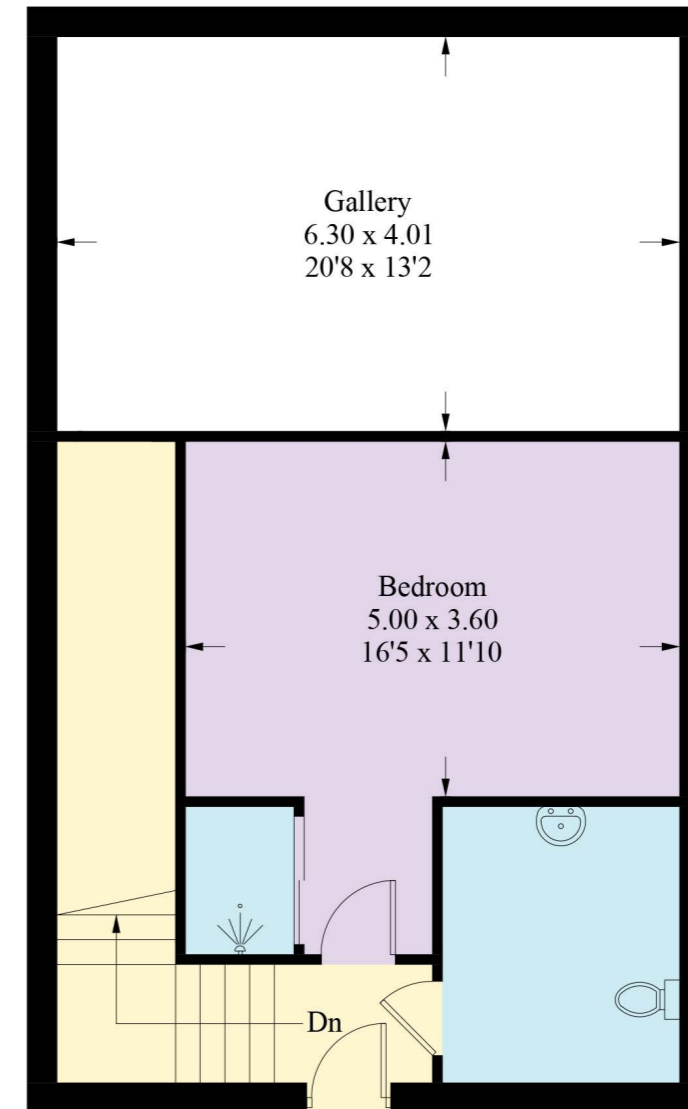
# FINER DETAILS

- Designed as the perfect second home or private holiday retreat
- Currently council tax exempt
- Exclusively for personal enjoyment (not available for holiday lettings)
- A pet-free environment ensures a peaceful and well-maintained setting
- Future potential: possibility of conversion to a permanent residence (subject to approvals)
- May require specialist mortgage or tailored finance solutions
- Contribution towards an annual service charge for upkeep and management
- Leasehold



**Lower Ground Floor**

Approximate Gross Internal Area = 133.6 sq m / 1437.6 sq ft



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1235475)



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To view The Boathouse

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