



150 Barrel Well Hill
BOUGHTON





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Few addresses in Chester capture the romance of riverside living quite like 150 Barrel Well Hill. Tucked discreetly along a private no-through lane, moments from the heart of the city, this elegant Georgian home enjoys a remarkable position above the River Dee, with uninterrupted views stretching across the Meadows towards the Welsh hills beyond. The sense of peace here feels wonderfully removed from urban life, yet the city centre, Waitrose and Chester's celebrated restaurants, cafés and independent boutiques remain within an easy walk.



A Grand Arrival

Believed to date from the early 1700s, the house carries the quiet confidence of its Georgian heritage. Painted brick elevations, tall sash windows and graceful proportions create an exterior of timeless charm, while inside, period character sits comfortably alongside carefully considered modern updates. Original detailing remains beautifully intact, from decorative plasterwork and fireplaces to elegant timber doors and deep sash windows that frame the river like changing works of art.





A Private Sanctuary

The principal bedroom is particularly memorable. Once likely a formal reception room, it retains exquisite decorative ceiling mouldings and full-height sash windows, along with french doors opening onto a private balcony suspended above the gardens and river below. Morning light dances across the water, while the curve of the Dee creates an ever-changing backdrop throughout the day. It is a room with genuine atmosphere, elegant yet restful in equal measure.



Flexible Family Living

Elsewhere, the guest suite offers its own balcony and a beautifully appointed Porcelanosa en-suite, finished in warm metallic tones and marble-inspired textures that lend a subtle sense of glamour. The remaining bedrooms are equally generous, softened by high ceilings, original detailing and the unmistakable charm that only a period home can provide. One enjoys a particularly enchanting outlook across the river, with an angled floor-to-ceiling sash window creating the perfect place to pause with a book as rowing boats drift quietly past.



Elegant Entertaining

The staircase descends to the living spaces, where a magnificent picture window floods the hall with natural light. Here, the house reveals its more social side. The drawing room is both impressive and welcoming, centred around a striking archway that subtly divides the space into intimate seating areas. French doors open directly onto the terrace, blurring the line between inside and out during warmer months. There is a richness to the room that feels entirely suited to relaxed evenings by the fire or larger gatherings with family and friends. Tucked discreetly to one side, an arched wine nook adds another layer of character and has long proved a favourite talking point when entertaining guests.



Light-Filled Living

Across the hall, the dining room offers a more formal setting, with wall panelling, generous proportions and garden-facing doors creating an ideal atmosphere for entertaining. The adjoining kitchen has been thoughtfully modernised with integrated appliances, polished granite work surfaces and bespoke storage, while still respecting the character of the house. Windows on multiple aspects bring in natural light and frame glimpses of the gardens and river beyond, ensuring even everyday moments remain connected to the scenery outside.



The Heart of the Home

Practical spaces have been equally well considered. A utility room, pantry and additional store room provide excellent functionality for modern family life, while the detached double garage and workshop buildings offer further versatility. There is clear potential for a home office or creative studio, particularly appealing for those seeking flexible working arrangements without compromising the tranquillity of home life.



Gardens Designed for Living

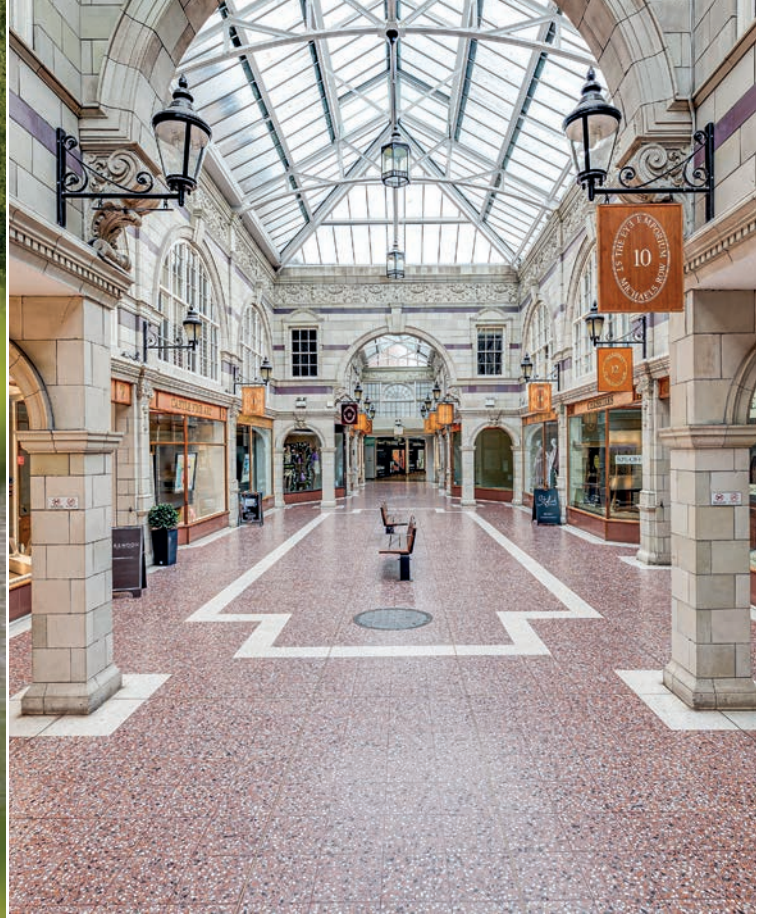
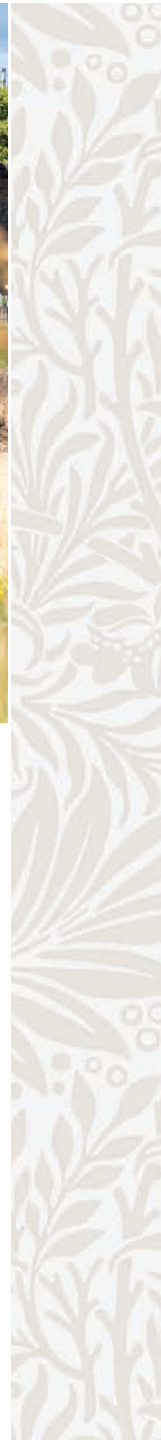
Thoughtfully maintained and sensitively updated over the years, the house also offers exciting potential for the future. The current owners have secured planning permission for a striking glazed extension designed to enhance both the scale and flow of the home. The approved plans include a substantial open-plan kitchen, dining and living space opening onto the lower terrace, alongside a separate utility and pantry, an additional ground floor bedroom suite and improved covered parking with a newly designed car port. The redesign also introduces lift access from the principal entrance level to a new lower hallway, creating a home that is both more contemporary and increasingly adaptable for long-term living. Once completed, the accommodation would extend to five double bedrooms and three bathrooms, while still preserving the elegance and character that make the house so distinctive. Plans are available upon request.





Landscaped for Every Season

The gardens are exceptional. Landscaped across a series of terraces descending towards the riverbank, they combine architectural structure with a softer, romantic planting scheme. Mature roses climb beside the house, wisteria trails elegantly across the elevations and flowering borders spill over sandstone retaining walls. Brick pathways wind gently through lawns and hidden corners, creating moments of discovery throughout the grounds.

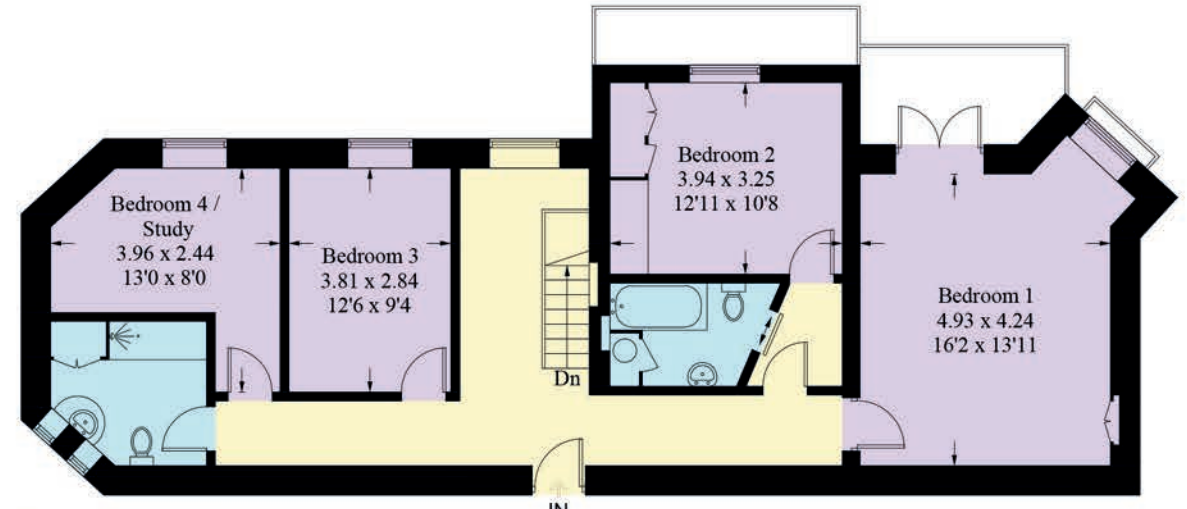
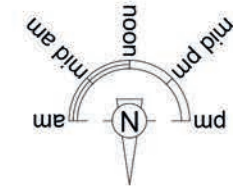


A Location of Distinction

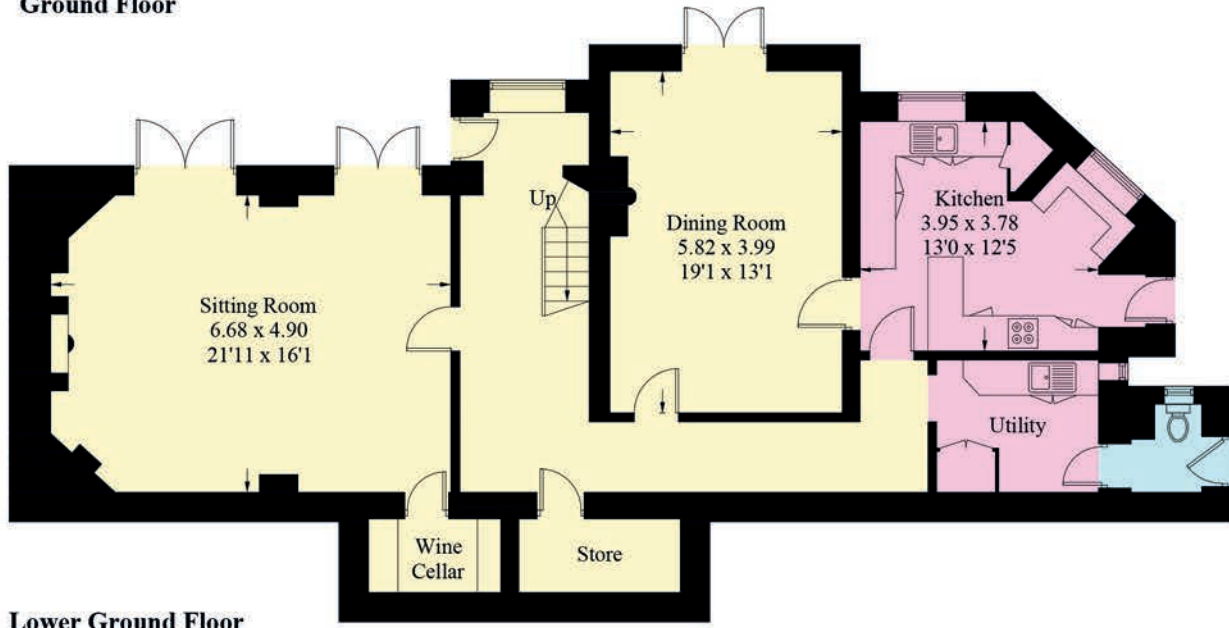
Beyond the gates, Chester continues to enchant. The historic city is renowned for its Roman walls, black-and-white architecture and the distinctive Rows, home to a superb collection of independent shops and fine dining destinations. Excellent schooling, both state and private, lies close at hand, while sporting and leisure pursuits range from rowing and sailing on the river to golf at Chester Curzon Park and racing at the Roodee. Connections to Manchester, Liverpool and North Wales are also easily accessible, making this an ideal base for both local life and wider travel.

Rarely does a home balance history, beauty and lifestyle with such quiet assurance. 150 Barrel Well Hill is not simply a house beside the river, but a place woven into the landscape and character of Chester itself.

Approximate Gross Internal Area = 206.70 sq m / 2225 sq ft



Ground Floor



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 1303953)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

FINER DETAILS

- Council Tax Band G
- Freehold
- Planning permission granted for substantial glazed extension and covered car port
- Direct River Dee access with boathouse, slipway and mooring
- Detached double garage with space for two cars
- Workshop and potting sheds currently used for creative and practical storage
- Landscaped terraced gardens with orchard section and mature planting
- Elevated south and west-facing river views across the Meadows
- Private no-through road within walking distance of Chester city centre

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unique homes

/// WHAT3WORDS: pushy.soda.ended

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