

1 Private Walk, Chester

£850,000







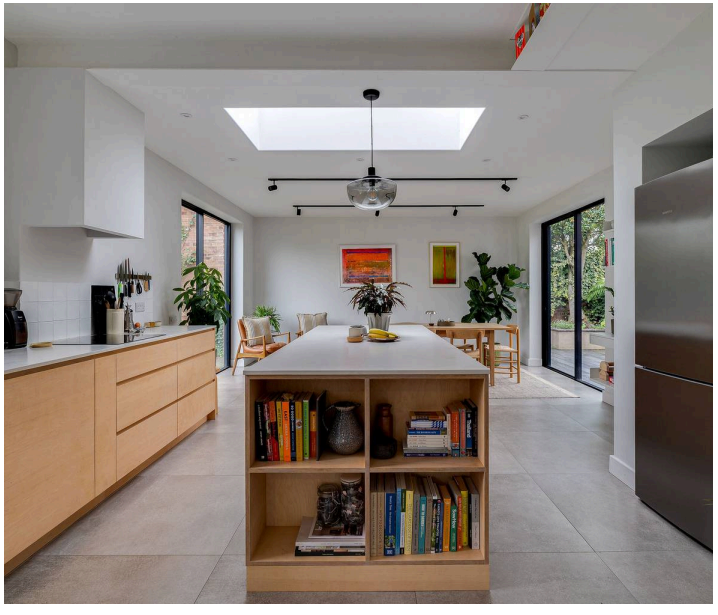


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A Home With A Sense Of Place

There is an appealing sense of continuity at 1 Private Walk, where the character of an 1850s home meets the thoughtful proportions and comforts of modern family living. Originally a two-bedroom semi-detached house, the home has been extended and carefully reworked to create four bedrooms and two bathrooms, while retaining many of the details that give the original house its individuality.

The current owners have approached the transformation with considerable care. The roof, electrics, plumbing and windows have all been addressed, while the ground floor was taken back and fully insulated before underfloor heating was installed. Original quarry tiles were lifted, preserved and relaid, creating a wonderfully tactile connection with the house's past.

Character And Calm

The entrance hall immediately conveys the generosity of the accommodation, with reclaimed doors introduced to give the newer parts of the house a period feel. Original shutters and restored features sit comfortably alongside contemporary finishes, creating an interior that feels considered rather than contrived.

At its heart is an impressive open-plan kitchen, dining and living space, designed for the way people live now. Natural









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Life In Chester

Private Walk places everyday convenience alongside the enduring appeal of Chester. The city centre is within easy reach, bringing the Rows, historic streets, independent shops, restaurants, cafés and cultural attractions into everyday life, while the city's wider retail and leisure offering provides plenty of choice beyond the centre.

For families, the surrounding area offers access to a range of schools and everyday amenities, with excellent transport connections supporting journeys beyond Chester. The city also provides an attractive balance between urban convenience and access to open countryside, making it possible to enjoy a quieter pace without sacrificing connectivity.





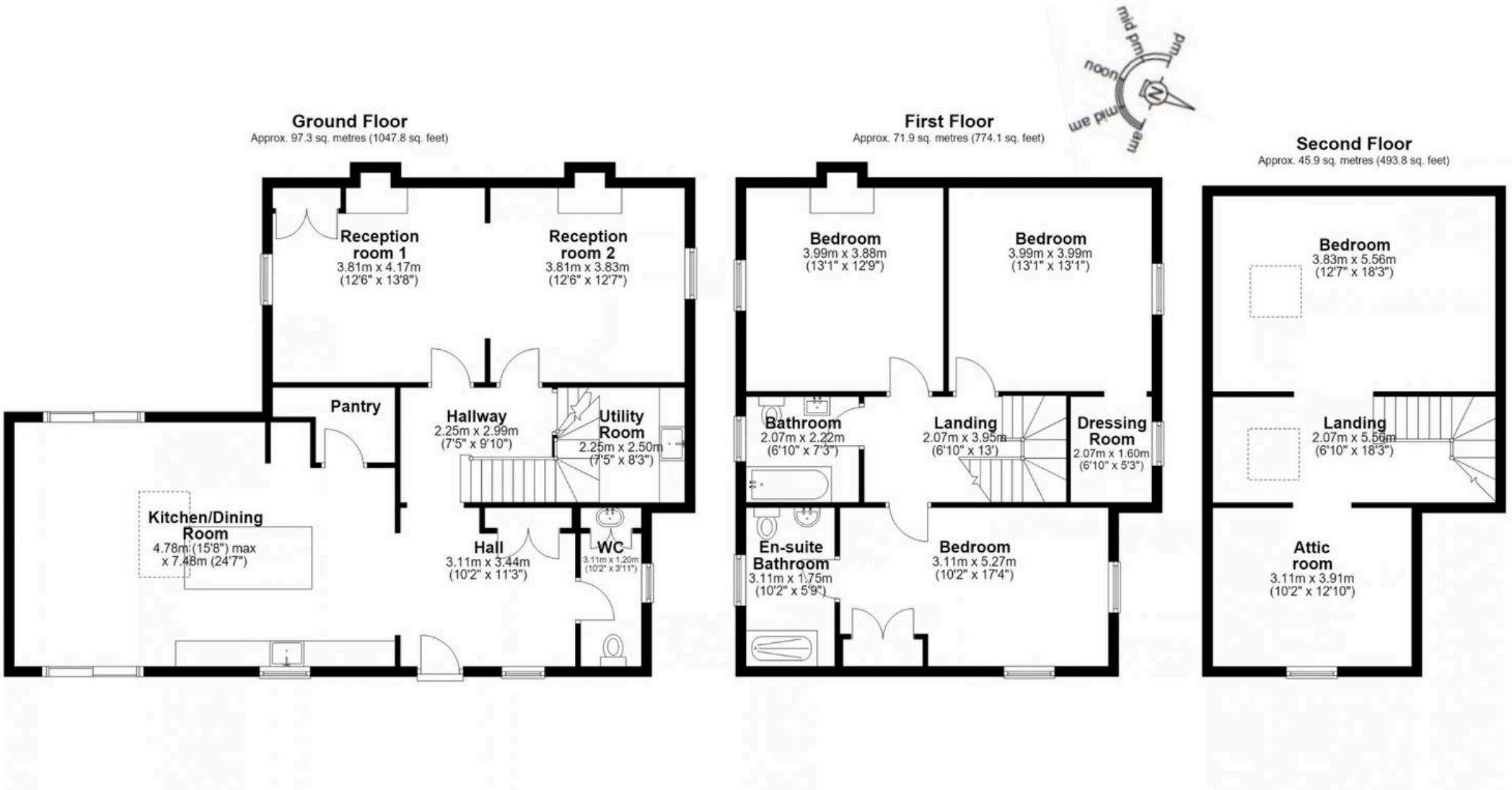
A Thoughtful Transformation

There is a pleasing honesty to this home. Its original character has not been disguised, but brought forward and given room to breathe alongside contemporary improvements. From the relaid quarry tiles and original shutters to the sash windows, fireplaces and upstairs floorboards, the history of the house remains part of its identity.

The result is a substantial and versatile Chester home with four bedrooms, generous living accommodation, considered outdoor space and an impressive level of improvement. Warm, characterful and quietly distinctive, 1 Private Walk offers a rare combination of period atmosphere and modern practicality, with the freedom for its next owners to make the final touches entirely their own.






Ground Floor
Approx. 97.3 sq. metres (1047.8 sq. feet)
Reception room 1
3.81m x 4.17m
(12'6" x 13'8")
Reception room 2
3.81m x 3.83m
(12'6" x 12'7")
Pantry
Hallway
2.25m x 2.99m
(7'5" x 9'10")
Utility Room
2.25m x 2.50m
(7'5" x 8'3")
Kitchen/Dining Room
4.78m (15'8") max
x 7.48m (24'7")
Hall
3.11m x 3.44m
(10'2" x 11'3")
WC
3.11m x 1.20m
(10'2" x 3'11")
First Floor
Approx. 71.9 sq. metres (774.1 sq. feet)
Bedroom
3.99m x 3.88m
(13'1" x 12'9")
Bedroom
3.99m x 3.99m
(13'1" x 13'1")
Bathroom
2.07m x 2.22m
(6'10" x 7'3")
Landing
2.07m x 3.95m
(6'10" x 13')
Dressing Room
2.07m x 1.60m
(6'10" x 5'3")
En-suite Bathroom
3.11m x 1.75m
(10'2" x 5'9")
Bedroom
3.11m x 5.27m
(10'2" x 17'4")
Second Floor
Approx. 45.9 sq. metres (493.8 sq. feet)
Bedroom
3.83m x 5.56m
(12'7" x 18'3")
Landing
2.07m x 5.56m
(6'10" x 18'3")
Attic room
3.11m x 3.91m
(10'2" x 12'10")
mid pm
pm
noon
mid am
am



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