



Netherwood House and Touring Park

WHITCHURCH ROAD, ROWTON, CHESTER

LegatOwen
RESIDENTIAL

Netherwood House and Touring Park

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A truly outstanding Victorian detached family property set in 3.7 Acres with a licenced caravan touring park in the most picturesque setting and with direct access to the Shropshire Union Canal to the rear.



FEATURES

- Five bedroom family home
- 15 pitch touring park and recreational field/ paddock
- Substantial range of outbuildings
- Set within 3.7 acres
- Located 3.5 mile drive from Chester
- Original character features
- Further development opportunities



DESCRIPTION

Netherwood House and touring park hosts an attractive five-bedroom half-timbered Victorian residence. It has been comprehensively improved and updated over recent years and provides spacious family accommodation with a wealth of retained features. It is unique for such an outstanding residence to have the additional commercial benefit of a discreetly situated touring park.

The house is approached through a pillared entrance to a striking entrance hall with beautiful Minton patterned tiled flooring and a pitch pine staircase off. There are two large, elegant, and exceptionally light reception rooms, both with the most attractive bay windows. The kitchen and dining area has been recently modernised to a beautiful standard and provides an extensive storage range with Quartz moulded worktops, peninsular breakfast bar, instant boiling water tap and Neff induction hob. The elegant bay window leads out to the gardens and patio area. Further ground floor rooms comprise of utility room, cloakroom, office, and pantry. There is a wine cellar in the basement.

Upstairs there is a significant landing leading to five generously sized bedrooms and two bathrooms. All of the bedrooms enjoy high ceilings and striking large windows providing an abundance of natural daylight, and most retain beautiful original fireplaces.







EXTERNAL

Netherwood House is approached along a farmacked drive leading to a gravel driveway at the front. This driveway extends past the house providing access to the touring park, grounds and additional paddock. The gardens provide extensive lawned areas, terrace, and aluminium framed Greenhouse.

To the rear is an appealing block paved courtyard with an L shaped array of outbuildings providing workshop/ store/ garages and loft accommodation above. These adjoining out buildings have considerable residential development opportunity (subject to any necessary planning permission.) Behind these buildings is newly modernised shower block, toilets, and water facilities servicing the touring park pitches, all with electric points. The park provides a peaceful and tranquil setting with additional extensive lawned area.

There is an additional 1.3 acre paddock (this has a separate title but is included within the sale) on the north boundary which is currently unutilised and provides excellent opportunity for further business development and to increase the number of touring pitches, subject to necessary planning permissions being obtained .

The touring element has been developed further by the existing owners who have built a good reputation and an established touring site in the area with strong occupancy levels.



SITUATION

Approached off the A41, Netherwood House is centrally situated amidst the most sought-after villages of Rowton, Christleton and Waverton, all offering a range of local amenities including pubs and convenience stores. Chester is located just 3.5 miles away providing more extensive amenities including supermarkets, leisure facilities, bars, and restaurants.

Primary schools are located in both Christleton and Waverton, and a Secondary School in Christleton, all rated as outstanding by OFSTED. Highly regarded independent schools which include Abbeygate College, The Queens School and Kings School are within close proximity. School bus route collection points to these schools are within walking distance. Commuting is available via the A55 towards the M53 and M56 motorway network, and Chester Railway Station has regular intercity direct services to London Euston - 2 hours. Both Manchester and Liverpool airports are within easy travelling distance.

The scenic touring park at the rear is so conveniently located for holiday living and provides an ideal base for exploring due to its accessibility to Chester, Bickerton Hills, Delamere Forest, renowned walks of the Sandstone Trail, Manchester, Liverpool, and the North Wales coastline. Holiday goers enjoy direct pedestrian access from the rear of the site to the Shropshire Union canal to Chester (2.5 mile walk) and the local villages, amenities and popular pubs.





TENURE

Freehold

COUNCIL TAX

Band G

METHOD OF SALE

Private Treaty

SERVICES

All mains services

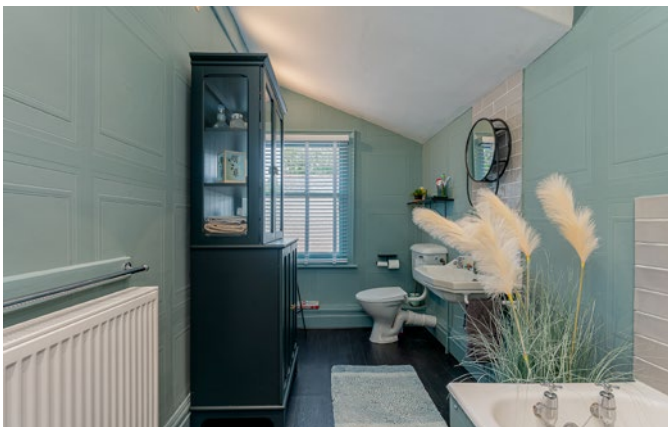
VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk.

EPC

Rating E. This rating was provided prior to the installation of a new central heating system in 2018.

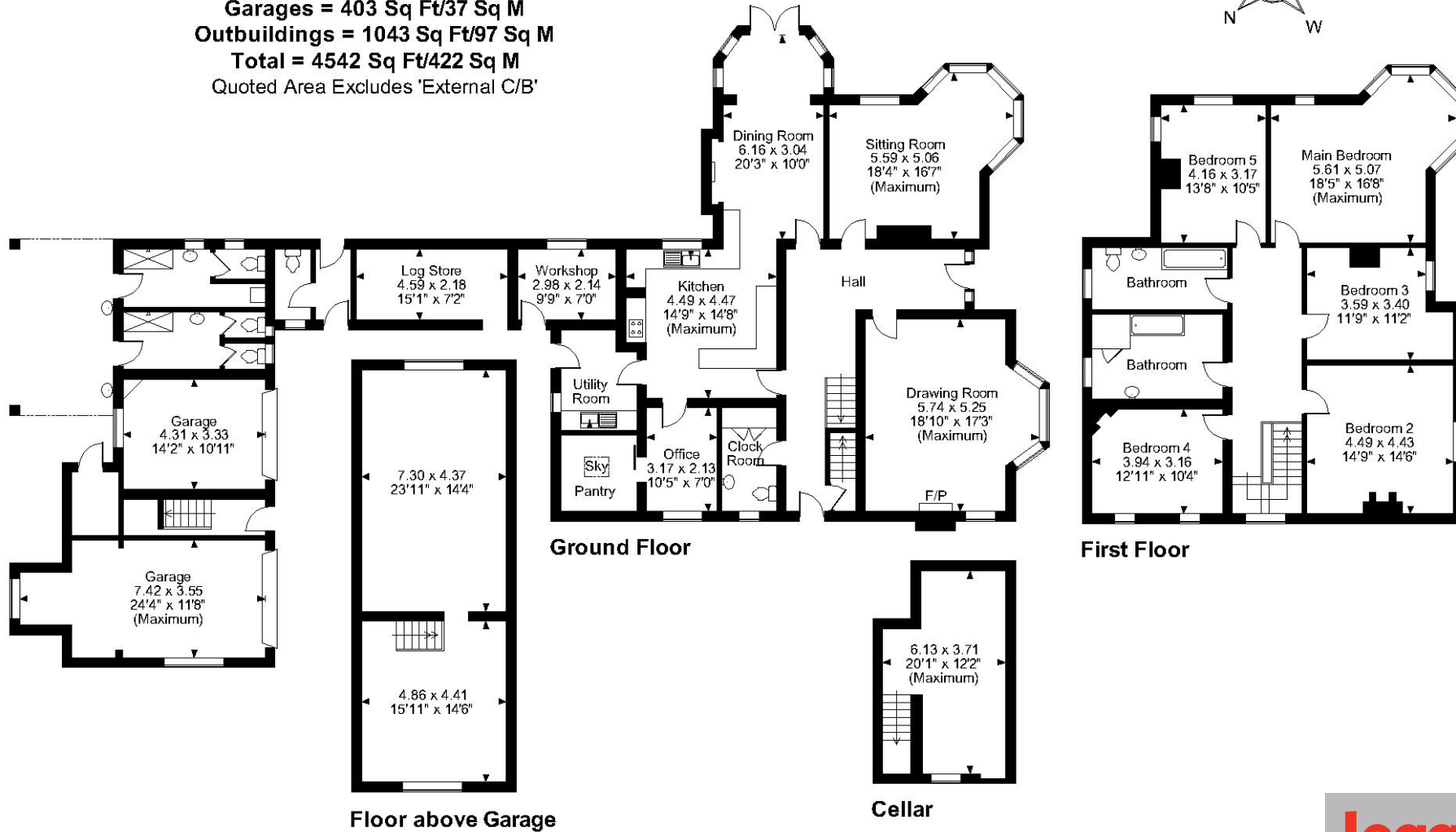
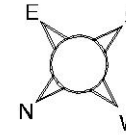
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 43 E | |
| 21-38 | F | | |
| 1-20 | G | | |



FLOORPLAN

Netherwood House, Whitchurch Road, Rowton

Approximate Gross Internal Area
 Main House = 3096 Sq Ft/288 Sq M
 Garages = 403 Sq Ft/37 Sq M
 Outbuildings = 1043 Sq Ft/97 Sq M
 Total = 4542 Sq Ft/422 Sq M
 Quoted Area Excludes 'External C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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