



11 Kilmorey Park

HOOLE, CHESTER

LegatOwen
RESIDENTIAL

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A rare opportunity to acquire one of Hoole's finest period homes, occupying a prime position in a highly desirable location extending to over 3,000 sq ft with large garden, outbuildings and ample parking.



FEATURES

- Six -bedroom Edwardian residence
- Highly desirable location in Hoole
- Large south-facing rear garden
- Retained period features throughout
- Versatile outbuildings and car port
- Excellent scope to extend
- Three bathrooms



DESCRIPTION

An elegant Edwardian residence set on one of Hoole's most sought-after residential roads, occupying the largest plot on the road (approximately 0.12 acres). This beautifully presented home retains its classic architectural charm while incorporating contemporary finishes. A wealth of original features including high ceilings, generous room proportions, decorative cornicing, and period fireplaces enhance its character, creating a refined and timeless home.

The accommodation is arranged over three floors plus a basement and immediately impresses with its handsome red brick façade and expansive windows. The property is entered via a spacious entrance porch leading into an impressive entrance hall, featuring Minton tiled flooring, a magnificent stained-glass window and a sweeping turning staircase.

The ground floor offers an excellent range of reception rooms, including a beautifully presented living room with a large bay window and fireplace. This flows seamlessly through to a formal dining room, ideal for entertaining. A separate snug/sitting room with fitted cabinetry and French doors opening onto the garden provides additional versatility for family living. There is a substantial basement, ideal for use as a wine cellar. To the rear, the kitchen is well-appointed direct access to the patio and garden via double doors, allowing natural light to flood the space. There is an additional side door. A separate utility room and ground floor WC add further practicality.



The upper floors provide six well-proportioned double bedrooms and three bathrooms. Each bedroom retains attractive original features and offers flexibility for use. The first floor is accessed via an elegant galleried landing with split-level design and comprises four double bedrooms, including a principal bedroom with en suite, and a beautifully appointed family bathroom with a freestanding bath and walk-in shower. The second floor hosts an impressive guest suite with exposed oak beams, en suite shower room, and ample storage. There is an additional bedroom ideal for use as a study.



EXTERNAL

The property enjoys an exceptionally generous plot for central Hoole. To the front, a gravelled driveway provides ample off-road parking, with a lawned garden bordered with mature planting. There is side gate access to the rear.

A particular highlight is the stunning south-facing walled rear garden. A paved block terrace sits immediately to the back of the house, accessed from both the kitchen and snug, creating a seamless extension of the living space. Thoughtfully landscaped, the garden centres around a lawn, framed by established borders rich with mature trees, shrubs, and planting. There are a range of outbuildings, including a workshop and garden store (both with power), and a greenhouse. A paved pathway leads through the garden to the rear of the plot, where a double car port with an up-and-over garage door provides rear vehicle access. There is a substantial hardstanding area with excellent potential for redevelopment, such as a home office or annexe, subject to the necessary planning permissions.



SITUATION

Kilmorey Park is a highly sought after residential road in Hoole, prized for its quiet, tree lined setting and strong sense of community. The road is characterised by attractive period homes and is perfectly positioned just a short stroll from the vibrant heart of Hoole and Chester railway station.

This ever-popular suburb is celebrated for its distinctive, community driven character and exceptional array of independent boutiques, artisan cafés, award winning restaurants and stylish bars. Recently recognised by 'The Times' as one of the coolest places to live in the UK, Hoole has a trendy, contemporary feel with a welcoming atmosphere.

The area is ideal for families and professionals alike, with Lime Wood Park, Alexandra Park, and several well-regarded primary schools and nurseries all close by. Chester's historic city centre is within easy walking distance, offering a rich blend of shopping, dining, and cultural experiences. From the iconic Chester Rows and Roman architecture to scenic riverside walks along the River Dee, the city presents strong heritage and modern convenience.

Further amenities lie beyond the city centre, including a range of out-of-town retail parks and the ever-popular Cheshire Oaks Designer Outlet. Transport links are excellent, with quick access to the M53 and A55 for convenient travel to Liverpool, Manchester, Warrington, and North Wales. Chester railway station is also within walking distance, offering direct routes to London, and both Manchester and Liverpool airports can be reached in around 45 minutes by car.





TENURE

Freehold

COUNCIL TAX

Band F

METHOD OF SALE

Private treaty

SERVICES

All mains services

VIEWINGS

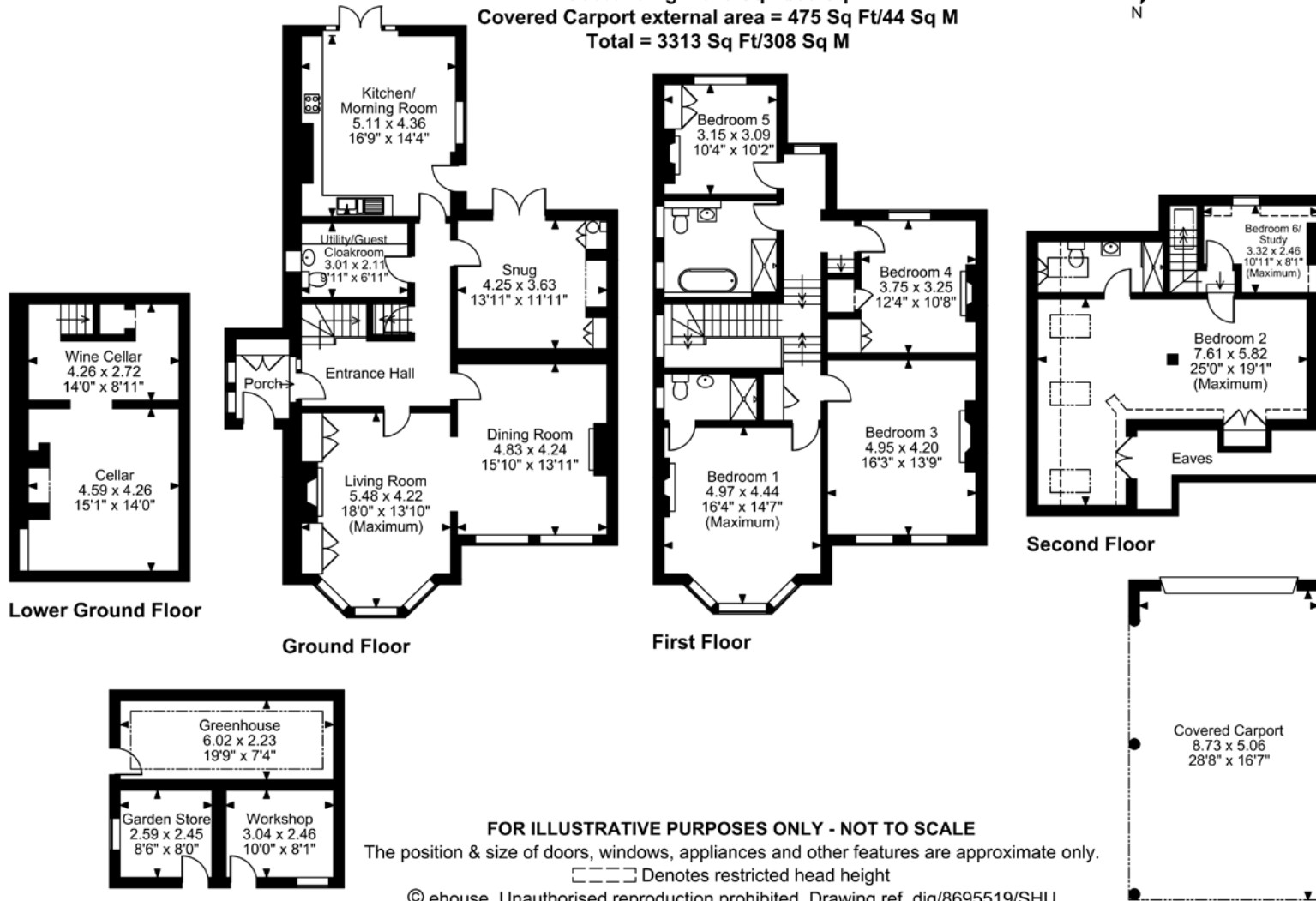
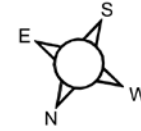
We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk

ENERGY PERFORMANCE CERTIFICATE (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

Kilmorey Park, Chester
Approximate Gross Internal Area
Main House = 2990 Sq Ft/278 Sq M
Outbuilding = 323 Sq Ft/30 Sq M
Covered Carport external area = 475 Sq Ft/44 Sq M
Total = 3313 Sq Ft/308 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
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01244 408288
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