



3 Chowley Collina

TATTENHALL, CHESTER

LegatOwen
RESIDENTIAL

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Nestled within an idyllic Cheshire countryside setting, this three-bedroom mid-terrace cottage offers beautifully landscaped gardens, far-reaching views and excellent potential for modernisation.



FEATURES

- Three bedroom mid-terrace cottage
- Large gardens and patio areas
- Private and rural Cheshire location
- Ample off road parking
- Scope for modernisation.
- Open countryside views
- Freehold

DESCRIPTION

A rare opportunity to acquire a three-bedroom cottage enjoying a stunning rural Cheshire setting, surrounded by open countryside whilst remaining conveniently located close to the A41, the city of Chester and the highly regarded villages including Tattenhall and Farndon.

The property forms one of a row of four attractive terraced cottages, each available to purchase individually and all benefitting from delightful views across the surrounding countryside.

A particular highlight of the property is the beautifully landscaped gardens to both the front and rear, featuring mature planting, established shrubbery and flower borders. The generous rear garden provides an excellent space for outdoor entertaining, with multiple seating terraces, a garden shed, vegetable plots, external water taps and power points to both the front and rear.

Internally, the accommodation offers an entrance hall, dining room, living room with fireplace and double doors open into the garden room, with sliding patio doors providing direct access to the garden. The kitchen is fitted with a range of base and wall units and there is potential for remodelling to create a contemporary open-plan kitchen, dining and living space. To the rear there is a covered porch area incorporating a practical utility room and there is handy side access.

To the first floor are three well-proportioned bedrooms, all enjoying attractive open views over the surrounding countryside, together with a family bathroom.



SITUATION

3 Chowley Collina is situated in a semi-rural position within the hamlet of Chowley. Surrounded by beautiful Cheshire countryside, the property enjoys a peaceful setting whilst remaining within easy reach of a wide range of amenities and excellent transport connections.

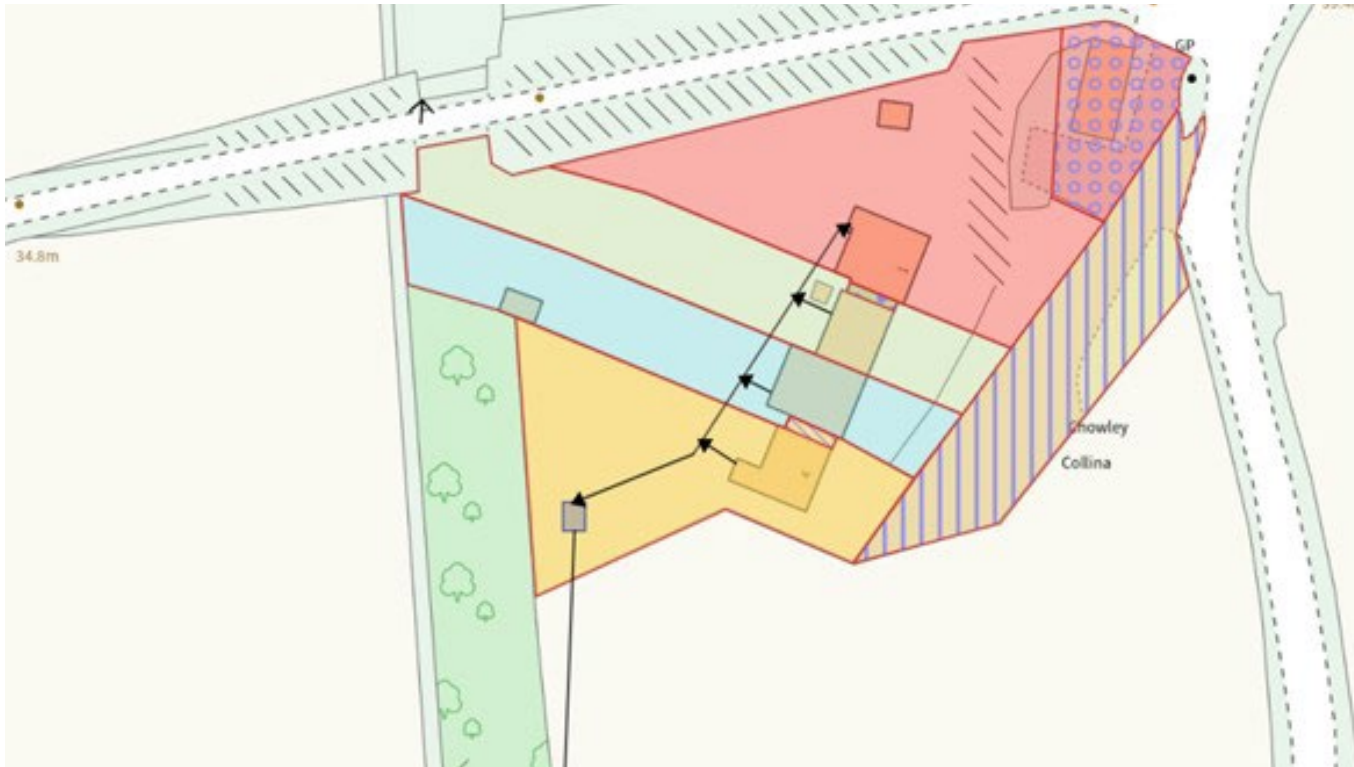
The property is positioned close to the highly regarded villages of Tattenhall and Farndon, both of which provide an excellent range of local amenities including shops, cafes, pubs, doctors' surgeries and schooling.

The surrounding countryside offers an abundance of leisure and recreational opportunities, with picturesque walking and cycling routes on the doorstep. Renowned local attractions include The Ice Cream Farm, Carden Park Hotel & Spa, the Sandstone Trail, and Bolesworth Castle, which hosts a variety of prestigious equestrian, sporting and lifestyle events throughout the year.

The property benefits from excellent accessibility, with the A41 nearby providing convenient links to the A55 and M56, offering straightforward access to Chester, Wrexham, Liverpool, Manchester and the wider North West motorway network. The A41 also provides direct connections south towards Whitchurch, Shrewsbury and Birmingham. Chester Station offers regular direct services to London in approximately two hours, making the location well suited for both regional and national travel.

Travelling distances:
Tattenhall - 2 miles
Tarporley - 2 miles
Chester - 10 miles
Malpas - 6.5 miles
Whitchurch - 12 miles





TENURE

Freehold

COUNCIL TAX

Band B

METHOD OF SALE

Private treaty

SERVICES

Oil central heating. Mains electricity and water.
Shared septic tank drainage.

The property has access over a private road and will be responsible for an appropriate contribution towards its maintenance and upkeep.

VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408208 or emailing residential@legatowen.co.uk

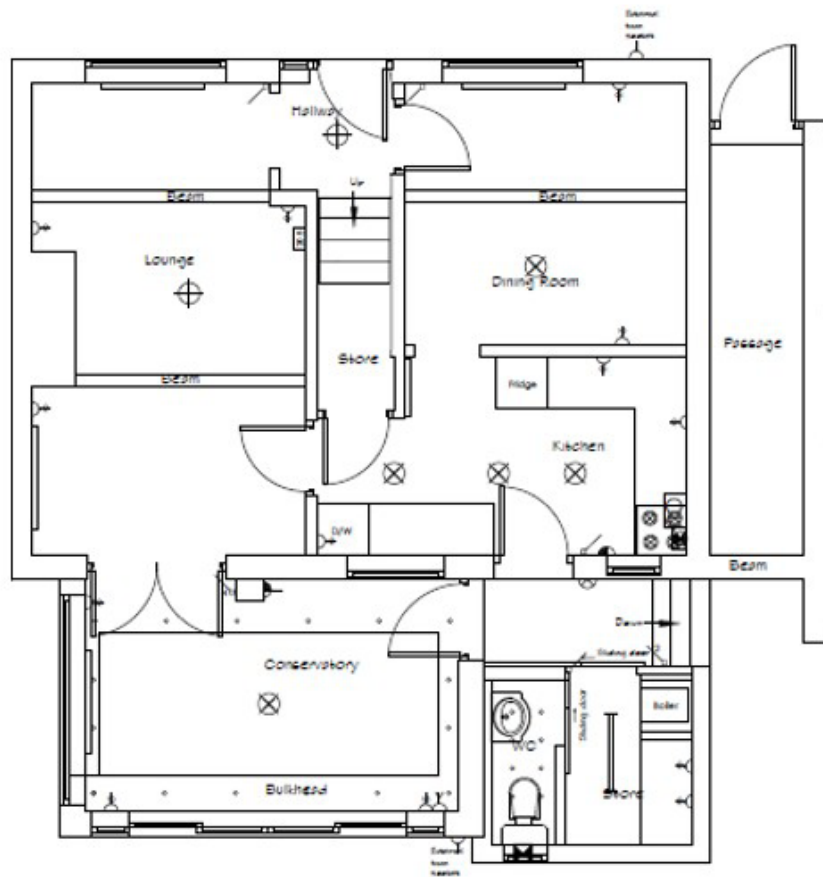


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

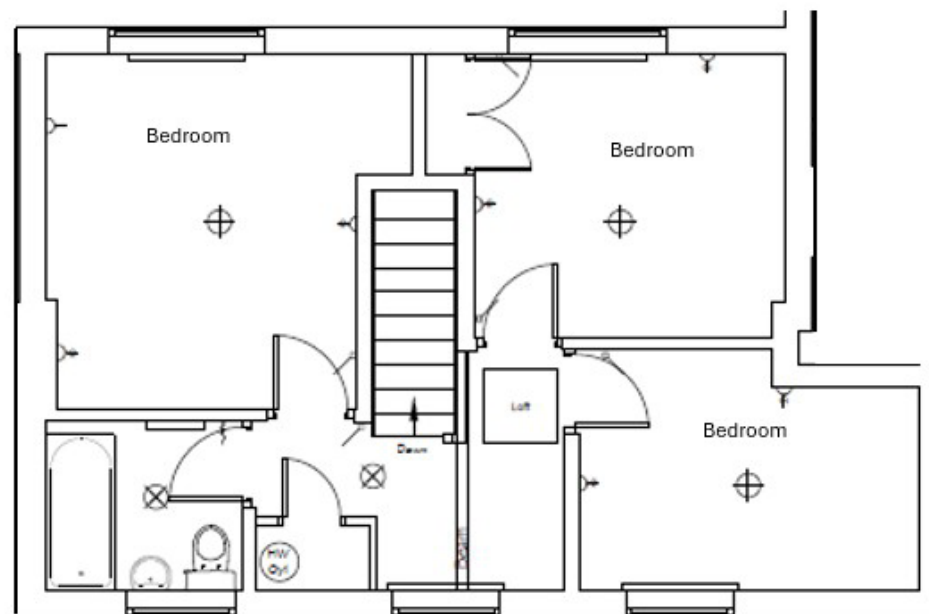
FLOORPLAN

Total internal area (approx.) 1,043 sq ft (97 sq m)

Ground Floor



First Floor



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