



1 Chowley Collina

TATTENHALL, CHESTER

LegatOwen
RESIDENTIAL

1 Chowley Collina

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Nestled within an idyllic Cheshire countryside setting, this three-bedroom end-terrace cottage sits on a large plot with substantial gardens and offers excellent potential for renovation.



FEATURES

- Three bedroom end-terrace cottage
- Large gardens
- Private and rural Cheshire location
- Ample off road parking
- Development and renovation potential
- No onward chain
- 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 occupies an enviable position at the end of a row of four traditional terraced cottages, each available to purchase individually. Enjoying the largest plot within the terrace, No. 1 benefits from large gardens, generous outside space and of additional garaging, providing excellent scope for enhancement. The area outlined on the plan will be subject to an overage provision, whereby 50% of any uplift in value attributable to residential development or planning permission will be payable.

Internally, the accommodation comprises an entrance hall, dining room, living room with fireplace, kitchen, conservatory with doors opening onto the garden, and an attached brick built outbuilding incorporating a W.C.

To the first floor are three well-proportioned bedrooms, all enjoying attractive open views across the surrounding countryside, together with a family bathroom. There is a separate shower on the landing.

Whilst the property would benefit from a comprehensive programme of modernisation and refurbishment, it presents an increasingly rare opportunity to acquire a home of significant potential in a sizeable plot. The accommodation offers scope for reconfiguration and enhancement to create a home tailored to modern living requirements.





SITUATION

1 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.

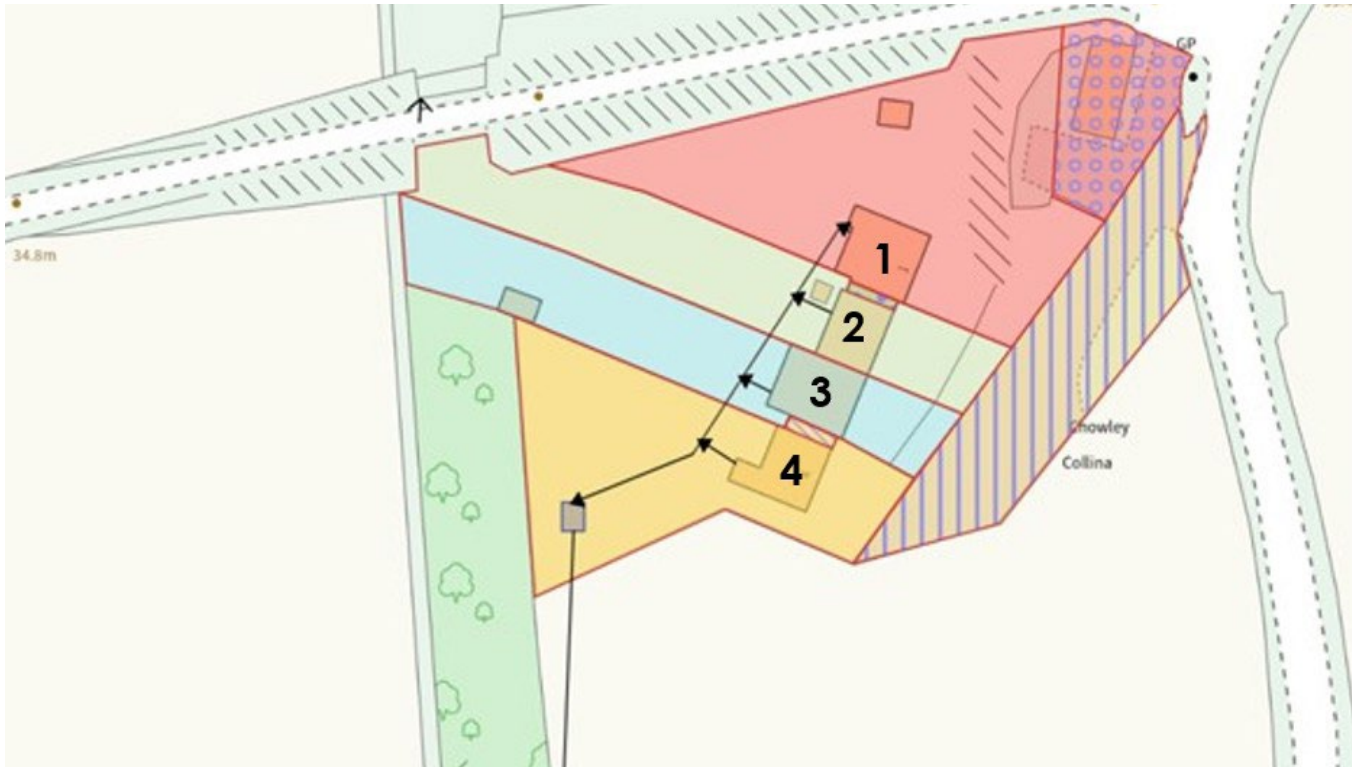
The property is positioned close to the highly regarded villages of Tattenhall and Farndon, both of which provide an excellent range of local amenities including shops, cafes, pubs, doctors' surgeries and schooling.

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

Electric heating. Mains electricity and water.
Shared septic tank drainage.

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

VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen.

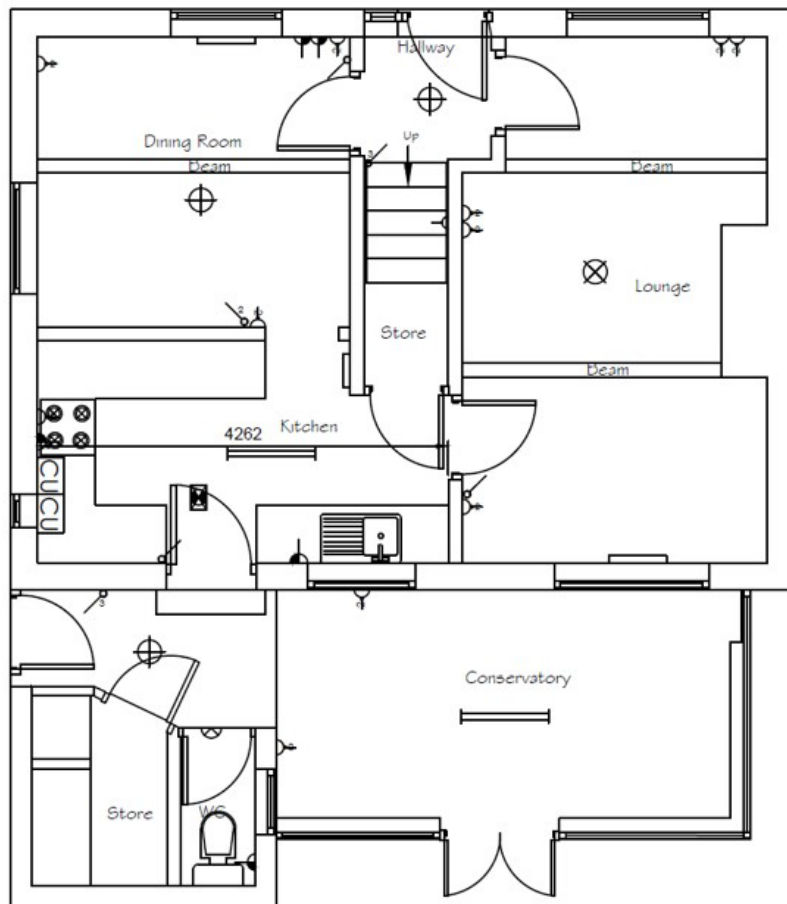


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

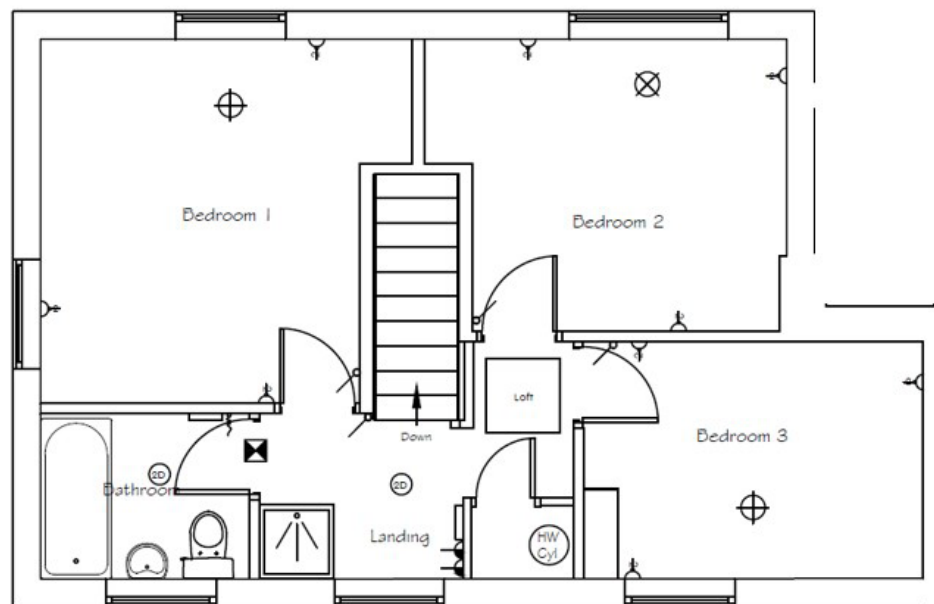
FLOORPLAN

Total internal area 1,055 sq ft (98 sq m)

Ground Floor



First Floor



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