



# JONES PECKOVER

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## Brook Farm, Sealand Road, Sealand, CH5 2LQ

- Impressive Four Bed Family Home
- Highly Desirable Location
- Can be Sold Fully Furnished
- Stunning Patio Area
- No Forward Chain
- Landscaped Gardens
- Ready for Immediate Occupation
- Fully Modernised Throughout
- Ample Off Road Parking

A superbly presented detached residence that blends refined character with contemporary sophistication. This remarkable family home has been expertly remodelled and sympathetically enhanced to an exceptional standard, offering an elegant and high spec living environment that retains its period essence. The finish is of outstanding quality, featuring everything from smart app-controlled underfloor heating and stunning imported granite worktops to premium acoustic double glazing and a Worcester boiler with pressurised cylinder system.

Upon entering, you're welcomed by a spacious entrance hall laid with Porcelanosa tiles and boasting a feature staircase with concealed under stairs storage. The layout is ideal for modern living, with access to both principal reception rooms, a high end ground floor WC, and a well appointed utility room. To one side, the cinema room offers an adaptable space, ideal as a home office, snug, or playroom. To the other side, the open plan lounge and sitting room flow beautifully into the showstopping kitchen and dining area. Designed with entertaining in mind, this space is illuminated by a striking roof lantern and enhanced by dual corner set bi-fold doors, creating a seamless connection to the generous rear terrace and garden. The kitchen itself features a flawless combination of wall, base, and full height cabinetry, anchored by a statement central island with breakfast bar. With top tier appliances and imported granite worktops, the kitchen is both stunning and practical.

The first floor continues to impress, with a generous landing leading to four bedrooms and a beautifully styled family bathroom. The master bedroom is a standout, complete with a luxurious en suite, bay window, and electric curtains all controlled remotely or via app. The remaining bedrooms are well-sized and share a chic family bathroom enhanced with quality fixtures and stylish tiling.

## LOCATION

The property is positioned on the quiet, historic section of Sealand Road, offering a rural feel while being just 10 minutes by car from Chester city centre and 8 minutes from Greyhound Retail Park. Local bus links run from the

end of the road, and you're within a 35-minute drive to both Liverpool and Manchester Airports.

## ACCOMMODATION

### ENTRANCE HALL

5'6" x 18'8" (1.7 x 5.7)

A welcoming entrance hallway offering generous first impression with ample space and access to all principle rooms

### LOUNGE & SITTING AREA

10'2" x 27'2" (3.1 x 8.3)

A stunning open plan reception space combining comfort and versatility, perfect for family living and entertaining

### KITCHEN AND DINING AREA

27'10" x 11'5" (8.5 x 3.5)

An expansive, light-filled kitchen-diner with bi-folding doors and central island, forming the heart of the home.

### INNER HALLWAY

Provides discrete access to additional ground floor rooms, maintaining a seamless flow throughout the home.

### CINEMA ROOM / SNUG / STUDY

10'5" x 13'9" (3.2 x 4.2 )

A highly flexible space to suit your lifestyle needs, whether as a home cinema, office, or playroom.

### UTILITY ROOM

6'6" x 7'10" (2.0 x 2.4 )

A practical and well-designed utility space, separate from the main kitchen area.

### GROUND FLOOR WC

3'11" x 5'6" (1.2 x 1.7 )

Stylish and convenient guest cloakroom fitted with modern sanitaryware.

## FIRST FLOOR ACCOMMODATION

### LANDING

Spacious landing area offering access to all first-floor rooms.



**BEDROOM ONE**

13'9" x 13'9" (4.2 x 4.2 )

A generous principal bedroom complete with bay window and its own luxury en suite.

En Suite 1.0m x 3.1m (3' 3" x 10' 2")

Sleek and modern en suite shower room with quality finishes and remote-controlled underfloor heating.

**BEDROOM TWO**

13'5" x 13'9" (4.1 x 4.2)

A sizeable double bedroom, perfect as a guest room or spacious second bedroom.

**BEDROOM THREE**

10'5" x 8'6" (3.2 x 2.6 )

A comfortable third bedroom ideal for children or as a home office.

**BEDROOM FOUR**

10'5" x 7'10" (3.2 x 2.4)

A versatile fourth bedroom, also ideal for use as a nursery or study.

**FAMILY BATHROOM**

6'2" x 6'10" (1.9 x 2.1 )

Contemporary bathroom suite featuring stylish fittings and attractive tiling.

**APPLIANCE SPECIFICATIONS**

Kitchen Appliances Include:

- CDA Dual-Zone Wine Cooler
- CDA Intelligent Integrated Dishwasher
- Neff N70 Compact Oven with Microwave
- Neff 80cm Flex Induction Hob
- Neff N70 Slide & Hide Pyrolytic Oven
- Caple Integrated 177cm Fridge (A++)
- Caple Integrated 177cm Freezer (Frost Free)
- Neff N90 Downdraft Hood with LED lighting and inline motor
- Quooker boiling water tap system with Neff downdraft recirculating filter kit

Interior Features:

- Water-based underfloor heating across the ground floor

(Heatmiser app controlled)

- Complete refurbishment including rewiring, replumbing, and insulated plasterboard
- Texecom smart alarm system
- Approx. 90–100 sq. m of premium Porcelanosa floor tiles
- Imported bookmatched Indian granite to kitchen island and splashback
- App-controlled underfloor heating to en suite and main bathroom
- Smart lighting in lantern ceiling and cinema room (multicolour + themes)
- Acoustic laminated double glazing (6.8mm, argon filled) to key areas
- Remote/app-operated electric curtains in cinema and main bedroom
- Heta wood-burning stove
- TV/aerial points in all principal rooms

Exterior

- Rear garden: 366 sq. m | Front garden: 240 sq. m
- Ample parking for 8–10 vehicles
- Upgraded drainage with Klargester BioFicient system meeting latest septic regulations
- Double-skinned 2,500 Ltr oil tank
- Enhanced water flow via thicker mains connection
- Fully owned solar panel array generating approx. £800 annually (original install cost £15,000)
- Full HD Hikvision CCTV with app/remote access
- Handcrafted oak porch and cladding
- Extensive granite paving totalling 168 sq. m (100 sq. m for the rear patio)
- Automated exterior lighting on day/night sensors
- Electric gates

**GARDENS**

Externally, the landscaped grounds total just over 600 sqm, perfect for family life and entertaining. The gravelled front driveway provides parking for 8 to 10 vehicles and includes the power for the electric gates. To the rear, the breathtaking 100 sqm granite patio sets the scene, with illuminated steps leading to a generous lawn area and unspoiled open views. An impressively converted outbuilding adds further flexibility to this already outstanding home.



### DIRECTIONS

Leave Chester via Lower Watergate Street, passing the Racecourse. Continue as the road becomes New Crane Street and then Sealand Road. Pass the Greyhound Retail Park and head into open countryside. Continue for roughly 4 miles, passing through Saughall village. After the car garage and organic fruit farm on your right, the property's driveway can be found just ahead on the right hand side.

### MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### MISREPRESENTATION ACT (D)

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\*\*N.B This property belongs to the family of member of staff \*\*

