



MOAT BARN, PULFORD LANE, DODLESTON, CHESTER

An exceptional four bedroom barn conversion which has been beautifully styled and includes an impressive extension with modern open plan living & dining space as well as a converted garage block. Set in the stunning Cheshire countryside just a short drive from Chester. Landscaped Garden & Views.

£750,000 Freehold | Exceptional Barn Conversion In Popular Village Near Chester



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The Chester Estate Agents



The property has been extended, modernised and extremely well maintained by the current owners who have made some fantastic additions and conversions during their ownership. The property has instant kerb appeal from the splayed entrance and driveway off the country lane. The property offers adaptable family living space over three floors and boasts over 3000 sq ft.

The property is packed with character and charm despite the array of modern upgrades. There are a multitude of exposed beams and windows throughout the house. There is an impressive reception hall with turned staircase and vaulted ceiling and open landings above. The house boasts three reception spaces including a cosy sitting room with a substantial open fireplace and French doors to the rear garden. The focal point of the house is the fitted kitchen and open plan living space beyond which is an addition to the original footprint and has completely transformed the property to offer light living space with triple aspect and lantern skylight. There are bi-folding doors to the patio along with a picture window giving a glimpse of the Welsh Hills to the west. There is also a snug/breakfast room just off the kitchen with a useful side door out to the driveway.

Beyond the open plan living space there is a large utility room which also provides a link to the garaging and staircase leading up to the converted room above the garage which would be ideal as either a home office, gym or games room.

At first floor level there are three bedrooms and a family bathroom. Bedroom two is a superbly proportioned room which enjoys views of the rear garden and adjoining fields. This bedroom benefits from an en-suite bathroom. Bedrooms three and four are both double rooms and are served by a well appointed family bathroom.

On the second floor is the principal bedroom suite which enjoys a dressing room/walk-in wardrobe and an en-suite shower room. The bedroom has excellent proportions and useful storage space. This room offers commanding views towards the Welsh Hills and has two skylights allowing plenty of natural light. Just off the second floor landing there is also a good sized store room.

The gardens and grounds are well maintained and landscaped with a beautifully presented and manicured lawned garden to the front of the property enjoying optimum sunlight. There is a seating area along with an extensive driveway which provides the perfect approach to the property. The rear garden contains a stone flagged patio which is sheltered and private and enjoys views over the neighbouring open fields. There is also an access point between front and back garden around the back of the garage. The property is set on the edge of Dogleston and occupies a quiet yet accessible location.

Dogleston offers a peaceful rural setting with a strong sense of community. The village boasts local amenities such as pubs, shops and schools, making it a popular choice for families. With easy access to Chester and surrounding areas, it provides the perfect blend of countryside living and convenience. The welcoming atmosphere and close-knit community make Dogleston ideal for those seeking a tranquil lifestyle, while still being within easy reach of the city.

Chester is a historic city offering a mix of heritage and vibrant modern living. With well-preserved Roman walls, medieval architecture, and the Chester Cathedral, the city has a unique charm. It offers excellent transport links, green spaces like Grosvenor Park, the River Dee and a variety of shopping and dining options. Chester is home to a range of excellent schools, making it appealing for families.





Council Tax Band: G
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Front Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

- Stunning Barn Conversion
- Immaculate Standard Of Presentation
- Modern Open-Plan Living Space
- Beautifully Landscaped Garden and Driveway
- Extremely Popular Village Close to Chester

- Adaptable Living Accommodation Over Three Floors
- Four Bedrooms & Three Bath/Shower Rooms
- Well Proportioned Rooms Throughout
- Garage With Converted Home Office
- Far Reaching Views Towards Welsh Hills

Buyers Notice:
 No Onward Chain

Reception Hall w: 18' 10" x l: 12'

Sitting Room w: 18' 3" x l: 11' 2"

Kitchen w: 11' 2" x l: 11' 2"

Breakfast Room w: 7' 9" x l: 11' 11"

Opens into Kitchen. Currently comprised as Snug.

Open Plan Living Room & Dining Area w: 10' 5" x l: 17' 8"

Impressive Garden Room Extension

Utility w: 8' 10" x l: 19'

Provides link from Main House to Garaging and Converted Home Office above. Measurements are maximum.

Home Office / Games Room w: 11' 4" x l: 19' 2"

Converted First Floor above Garage.

Garage w: 10' 9" x l: 19' 6"

WC w: 2' 7" x l: 7' 2"

Located off Reception Hall.

FIRST FLOOR:

Bedroom Two w: 11' 2" x l: 15' 1"

En-suite w: 5' 10" x l: 8' 2"

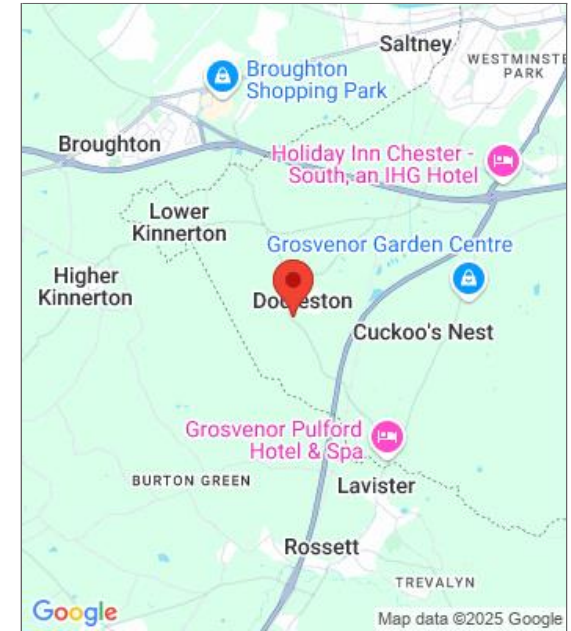
En-Suite Bathroom

Bedroom Three w: 9' 7" x l: 11' 4"

Bedroom Four w: 8' 4" x l: 11' 3"



Total area: approx. 280.1 sq. metres (3014.5 sq. feet)
 Floor plans are for illustration purposes only; not to scale. Gross floor area is approximate.
 Plan produced using PlanUz.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
102-150 A	
81-101 B	
69-80 C	
55-68 D	73 73
39-54 E	
21-38 F	
1-20 G	

Not energy efficient - higher running costs
EU Directive 2002/91/EC
England & Wales
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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