

Plemonstall COURT



A BESPOKE DEVELOPMENT OF EIGHT
DETACHED LUXURY GEORGIAN STYLE HOUSES IN HOOLE
PART OF THE HISTORIC CITY OF CHESTER

MARCOL
www.marcolhomes.co.uk

Marcol Homes

Marcol Homes is a highly respected company within the Cheshire area specialising in the development and building of high quality, bespoke residential dwellings.

Founded by Marc Collins in 1998, Marcol Homes has established a strong reputation as a niche house building company that creates environmentally friendly bespoke homes of exceptional quality. All aspects of the project's build and finishing are carefully considered, combining the very best building materials with contemporary interiors creating a home that can be enjoyed and appreciated for generations to come.



Our design and building ethos

Marcol Homes has gained a reputation for building environmentally friendly bespoke homes which include air source heating. This renewable technology improves energy use leading to lower running costs and CO² emissions. Plemonstall Court will also benefit from double glazed windows and improved insulation to floors and roofs leading to less heat loss.

Plemonstall Court

Plemonstall Court is a bespoke development of eight Georgian style 5 and 6 bedroom detached homes by award-winning developer Marcol Homes.

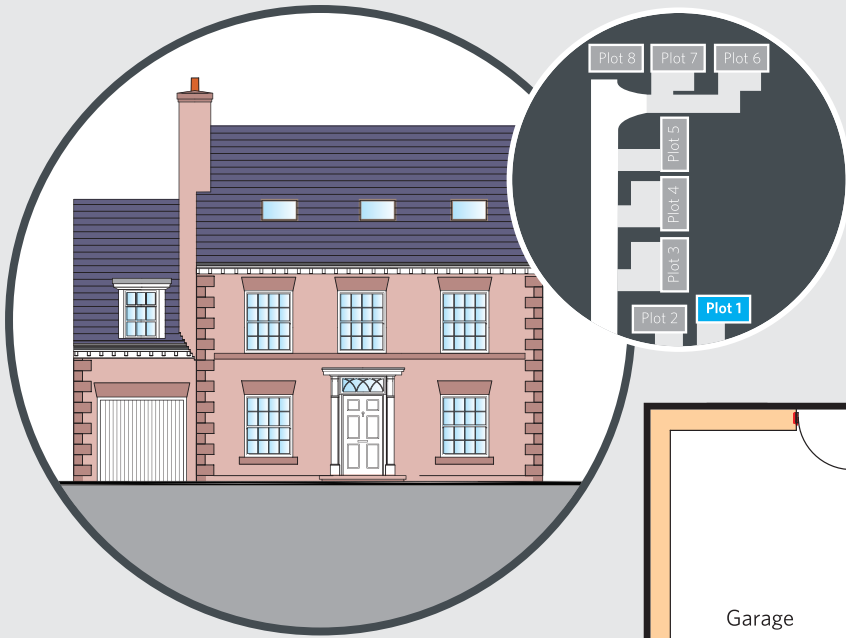
Conveniently positioned off Fairfield Road within a 5 minute walk into the bustling centre of Hoole with its award-winning restaurants, Sainsburys and Costa. Plemonstall Court is but a five minute drive to the centre of Chester and boasts numerous links to Manchester and Liverpool. Chester and Hoole provide excellent schooling such as St Martin's Academy / Kings / Queen's and Abbey Gate College. Local attractions include the world class Chester Zoo, Cheshire Ice Cream Farm and the Roodee racecourse.

Specification

Air source heat pumps - Underfloor heating to ground floor - Concrete floor joists to 1st floor with underfloor heating - Double glazed sash windows - Handmade kitchens - Duravit and Hansgrohe sanitary ware - LED lighting - Alarm system - Porcelain tiling - Stone patios, all come as standard.

Artist impression of the Plemonstall Court development

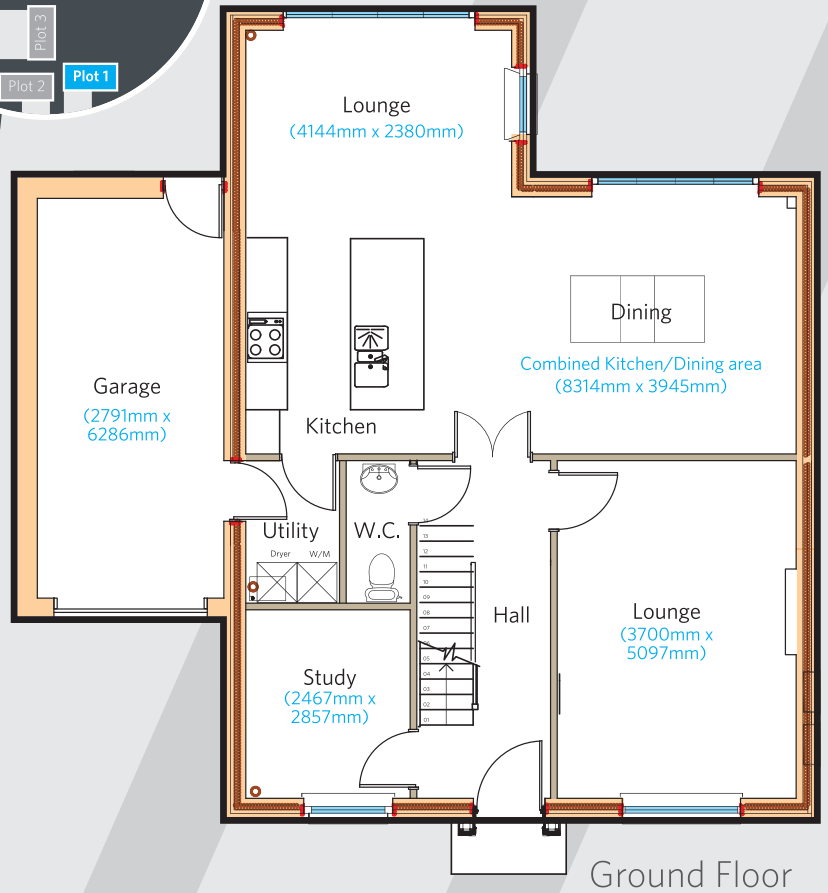




Plot 1

Key Features

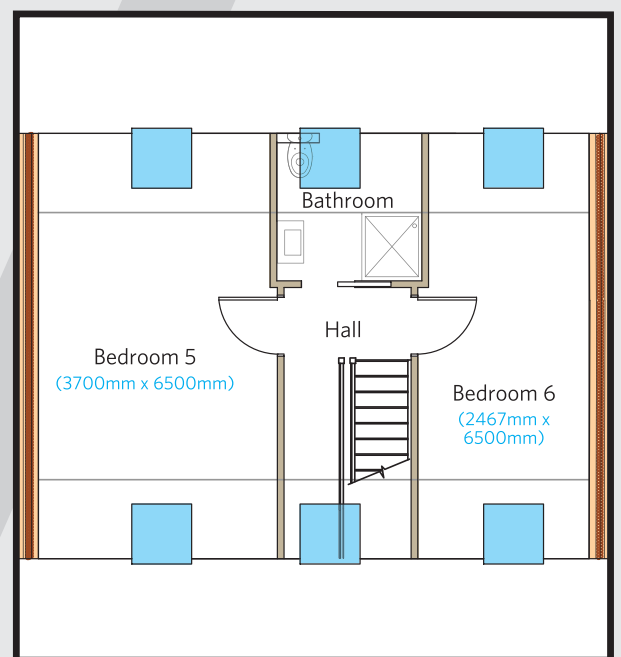
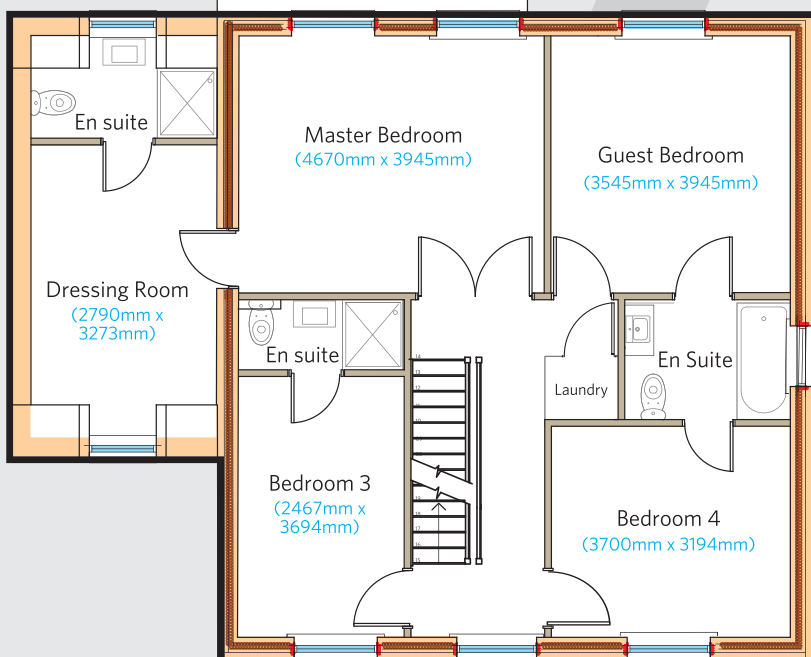
- **6 Bedrooms**
including 4 en suite Bathrooms
- **Master Bedroom**
includes en suite Bathroom and Dressing Room
- **Stylish open plan Kitchen, Dining, Rear Lounge area**
- **Front Lounge**
- **Study**
- **Utility Room**
facility for Washing and Drying Machines
- **Downstairs W.C.**
- **Secure Garage**

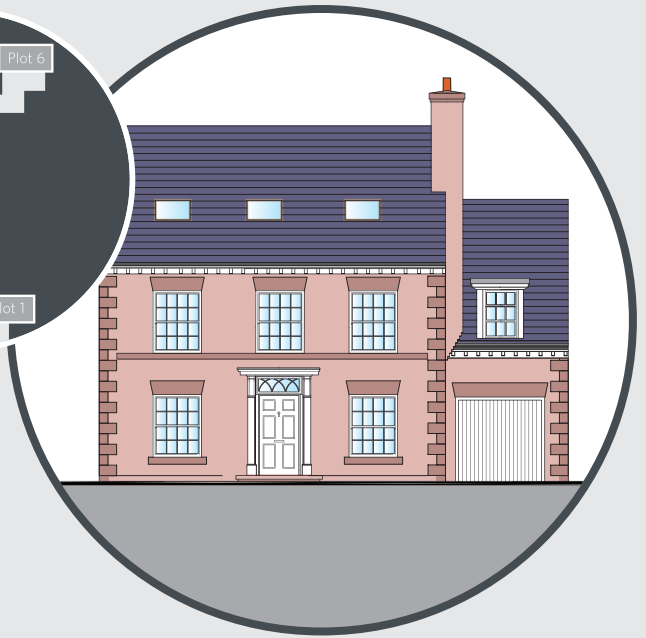
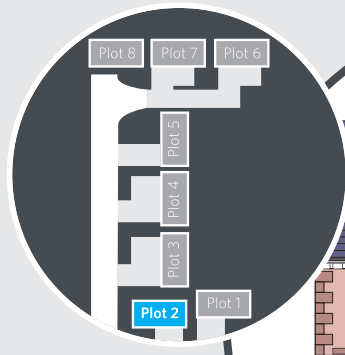


4

1st Floor

2nd Floor



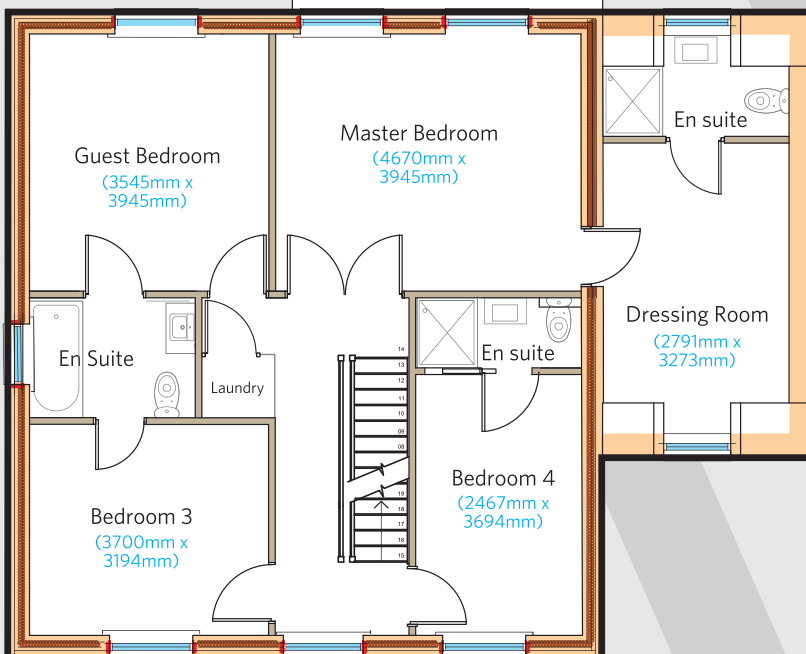


Plot 2

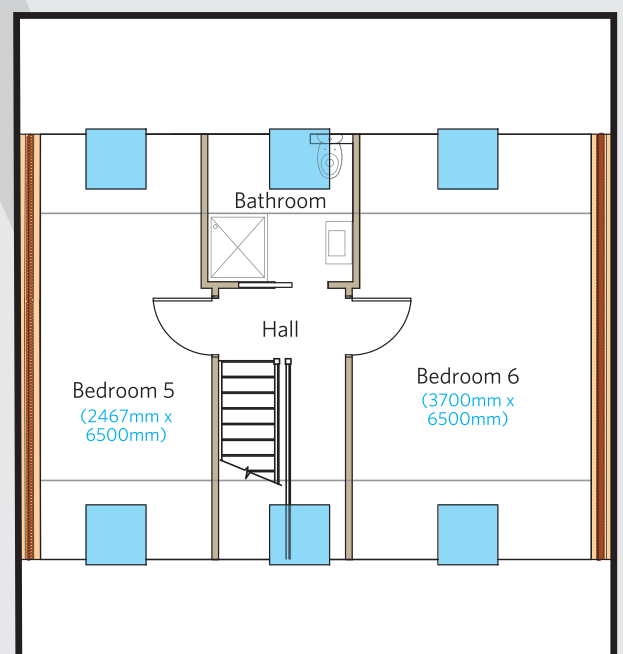
Key Features

- **6 Bedrooms**
including 4 en suite Bathrooms
- **Master Bedroom**
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- **Front Lounge**
- **Study**
- **Utility Room**
facility for Washing and Drying Machines
- **Downstairs W.C.**
- **Secure Garage**

1st Floor



2nd Floor

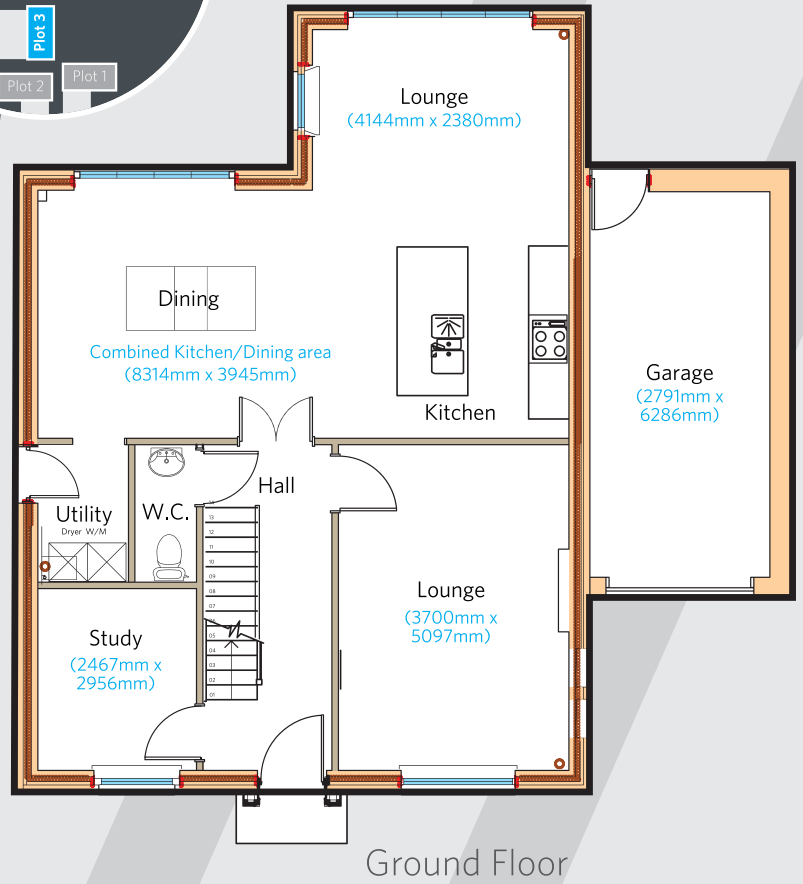




Plot 3

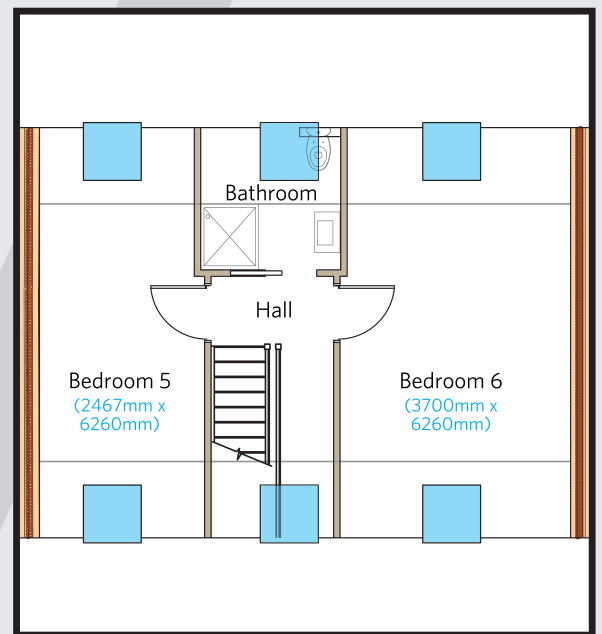
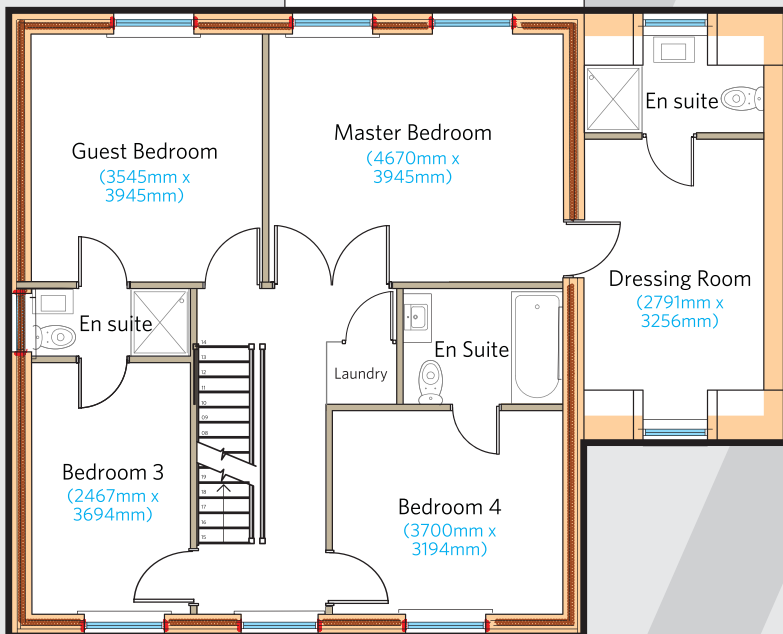
Key Features

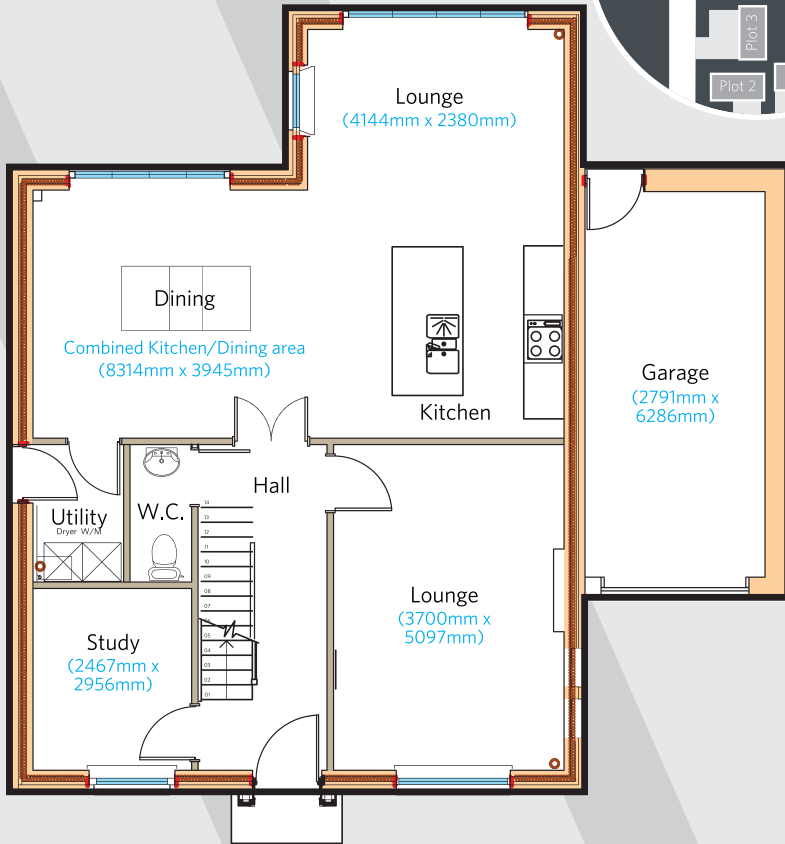
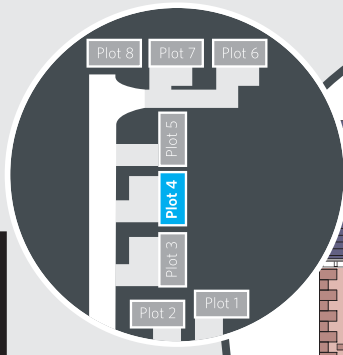
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- **Master Bedroom**
includes en suite Bathroom and Dressing Room
- **Stylish open plan Kitchen, Dining, Rear Lounge area**
- **Front Lounge**
- **Study**
- **Utility Room**
facility for Washing and Drying Machines
- **Downstairs W.C.**
- **Secure Garage**



1st Floor

2nd Floor





Ground Floor

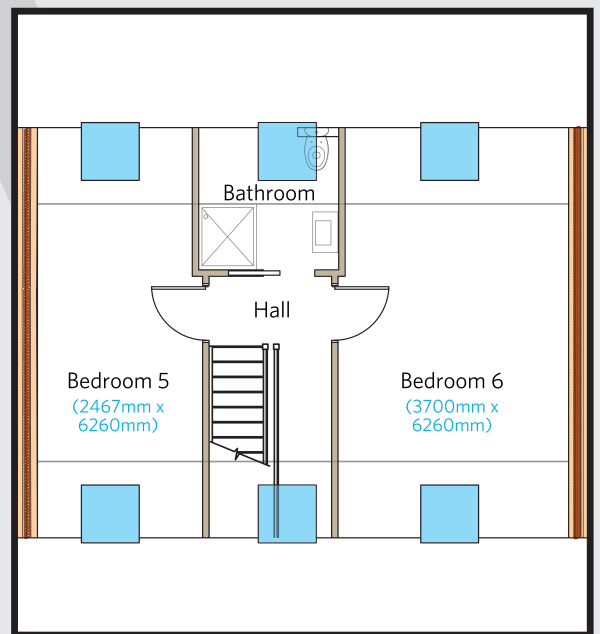
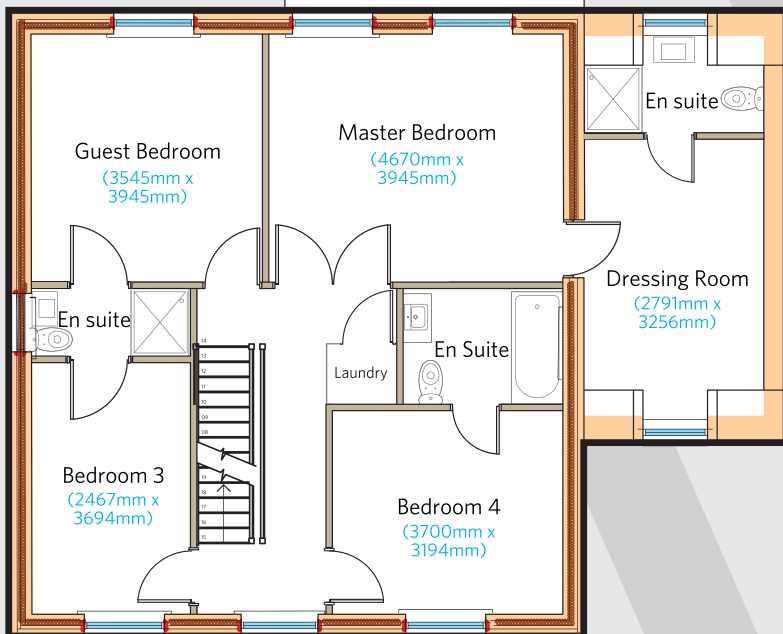
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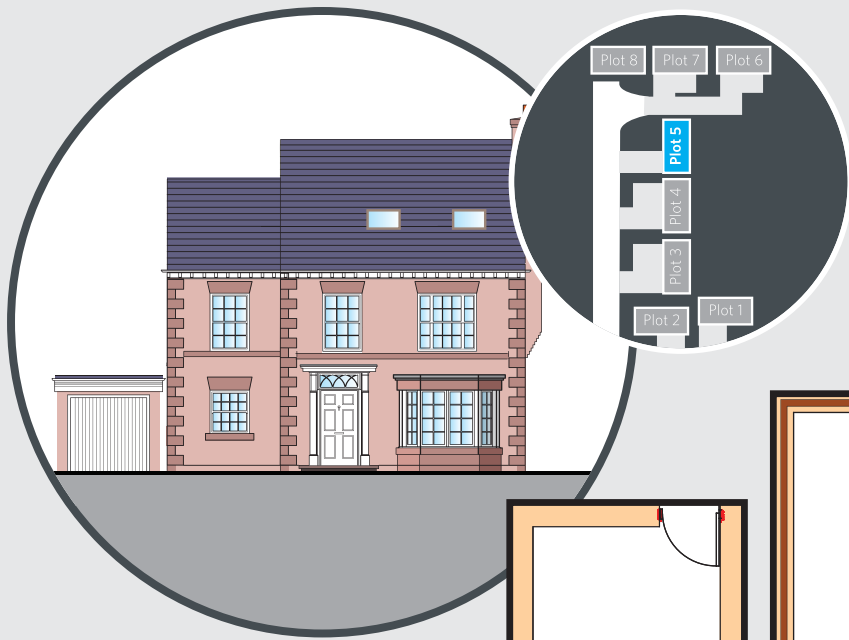
Key Features

- **6 Bedrooms**
including 4 en suite Bathrooms
- **Master Bedroom**
includes en suite Bathroom and Dressing Room
- **Stylish open plan Kitchen, Dining, Rear Lounge area**
- **Front Lounge**
- **Study**
- **Utility Room**
facility for Washing and Drying Machines
- **Downstairs W.C.**
- **Secure Garage**

1st Floor

2nd Floor

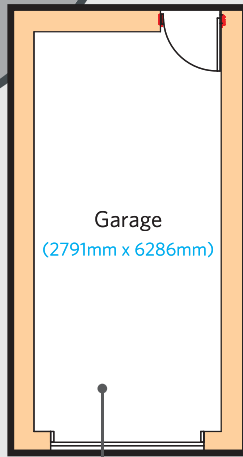




Plot 5

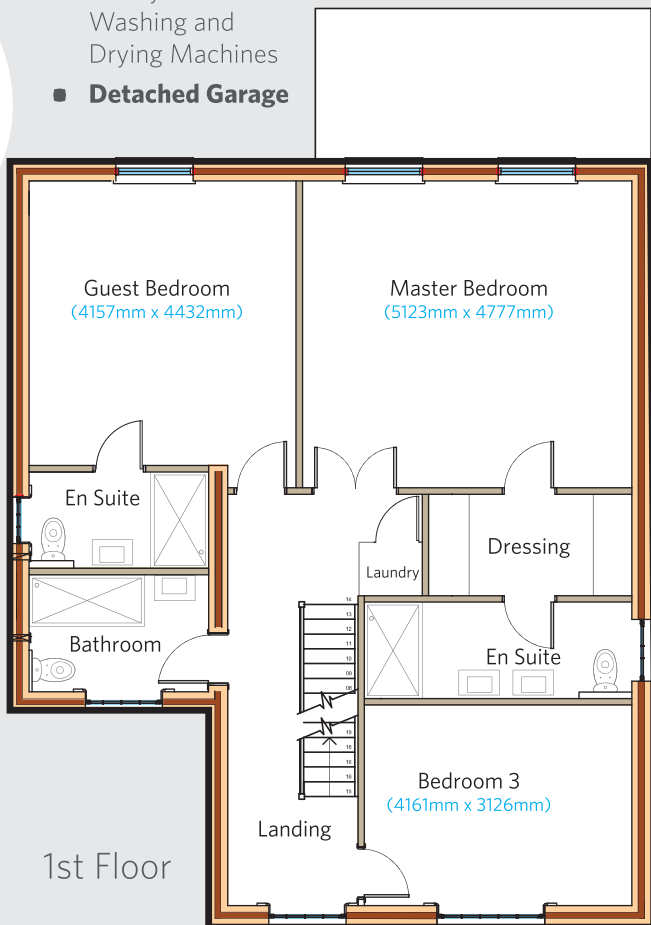
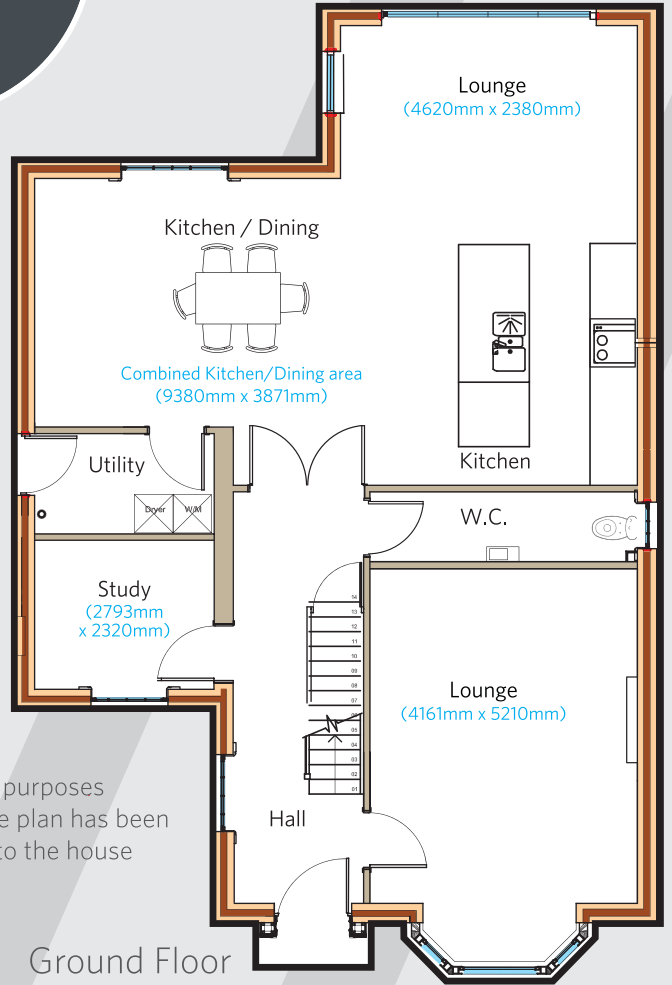
Key Features

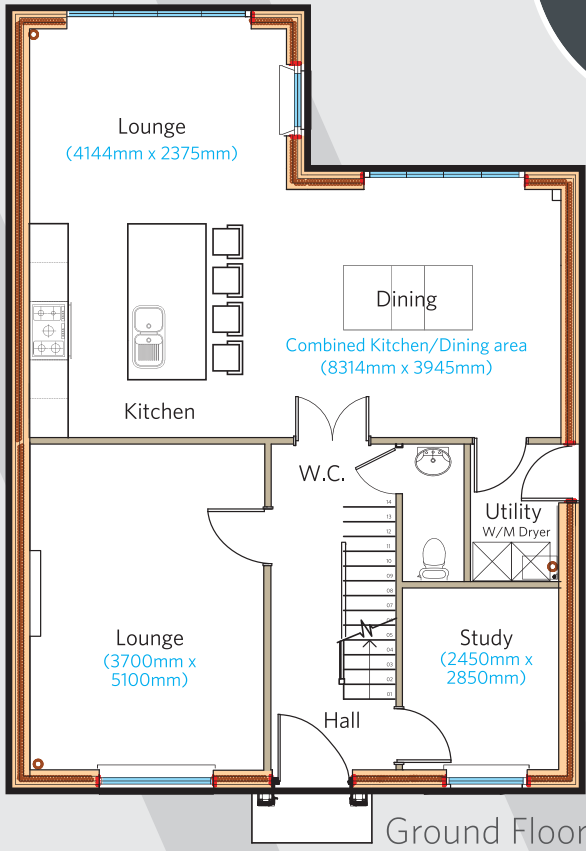
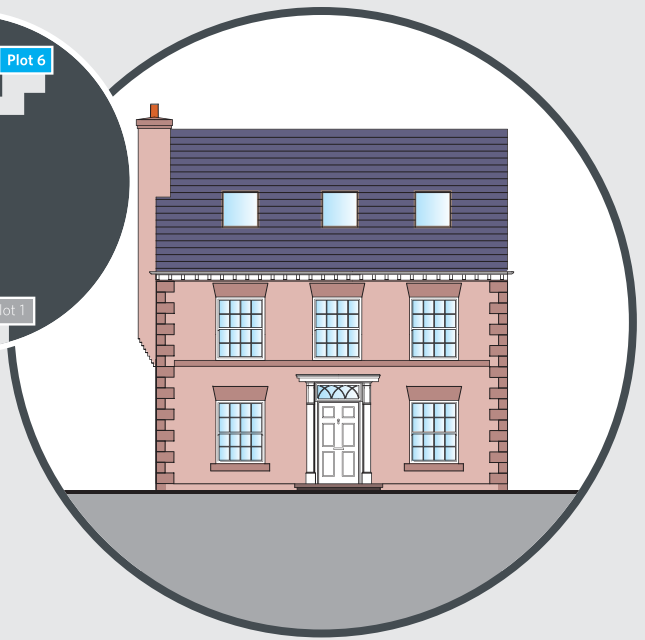
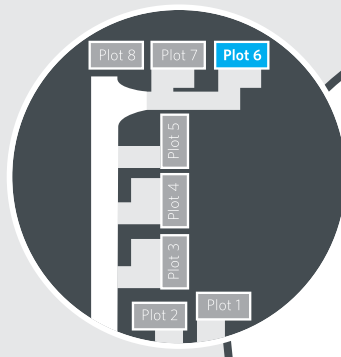
- **5 Bedrooms**
(including 2 en suite Bathrooms)
- **Master Bedroom**
(includes en suite Bathroom and Dressing Room)
- **Stylish open plan Kitchen, Dining, Rear Lounge area**
- **Front Lounge**
- **Study**
- **Utility Room**
facility for Washing and Drying Machines
- **Detached Garage**



NOTE:

For illustrative purposes only the garage plan has been moved closer to the house



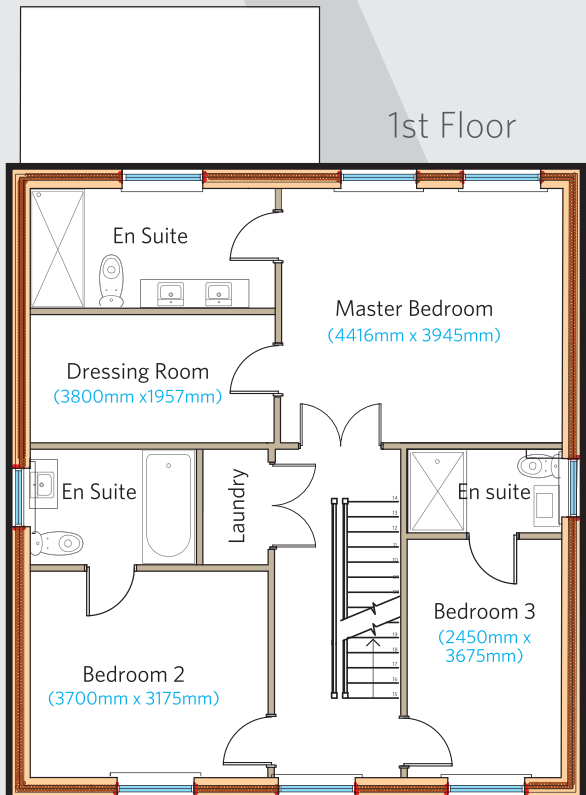


Plot 6

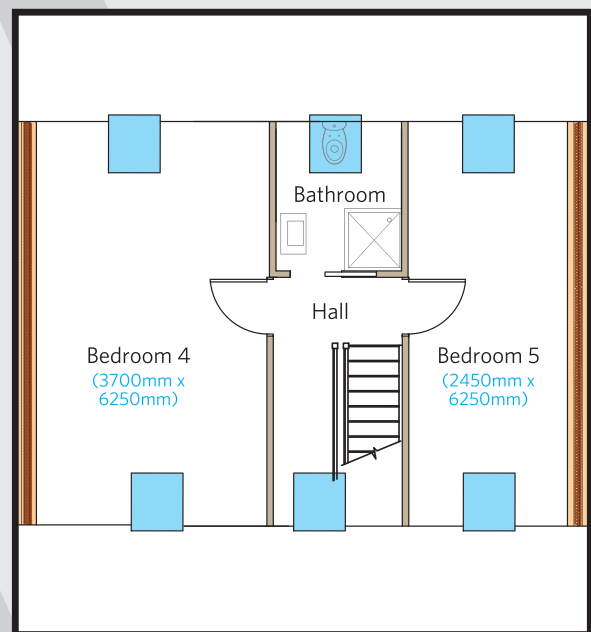
Key Features

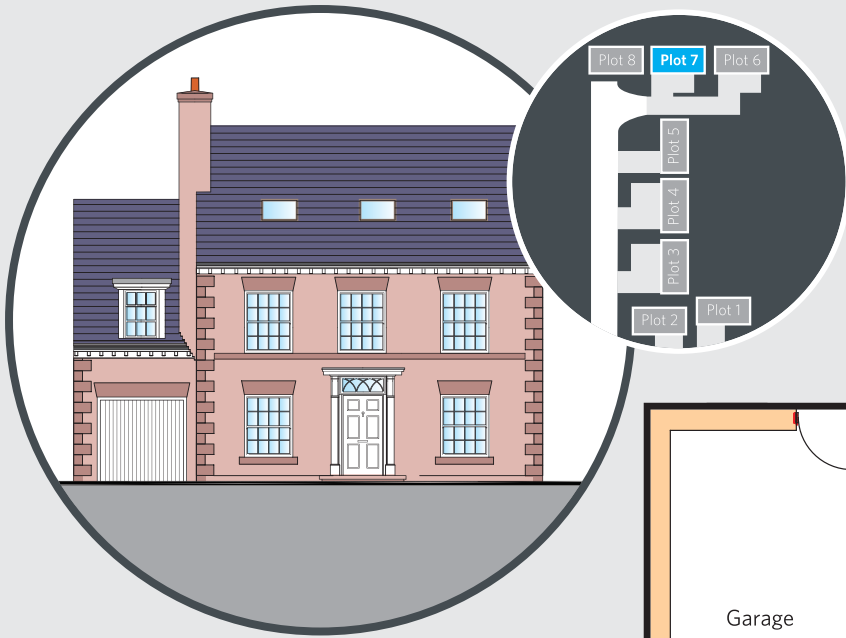
- **5 Bedrooms**
including 3 en suite Bathrooms
- **Master Bedroom**
includes en suite Bathroom and Dressing Room
- **Stylish open plan Kitchen, Dining, Rear Lounge area**
- **Front Lounge**
- **Study**
- **Utility Room**
facility for Washing and Drying Machines
- **Downstairs W.C.**

1st Floor



2nd Floor

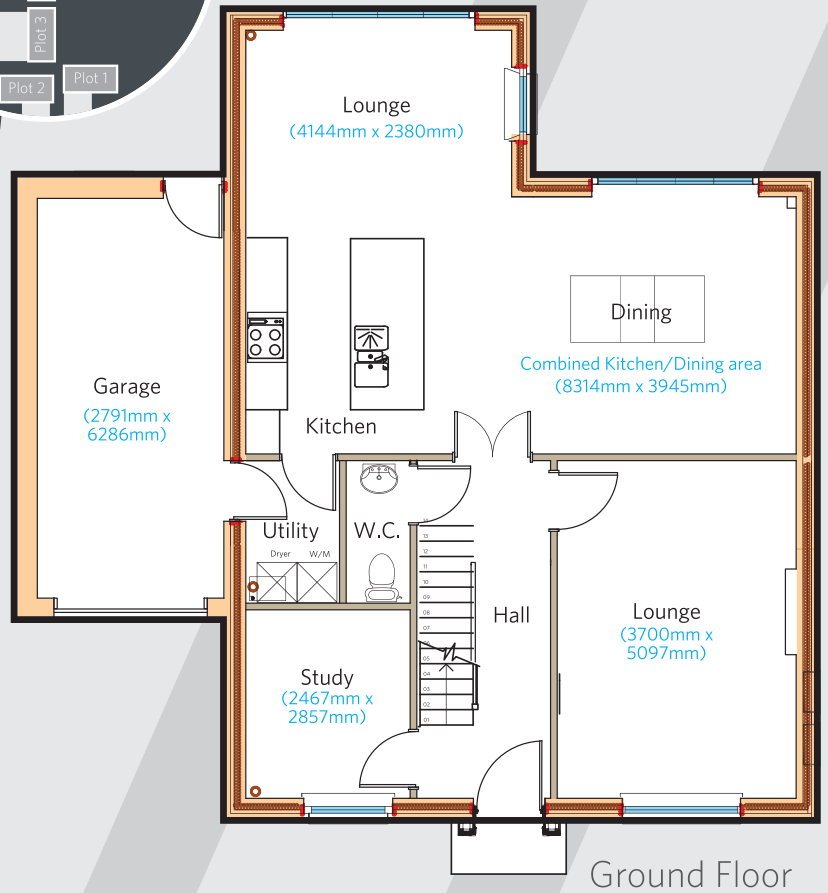




Plot 7

Key Features

- **6 Bedrooms**
including 4 en suite Bathrooms
- **Master Bedroom**
includes en suite Bathroom and Dressing Room
- **Stylish open plan Kitchen, Dining, Rear Lounge area**
- **Front Lounge**
- **Study**
- **Utility Room**
facility for Washing and Drying Machines
- **Downstairs W.C.**
- **Secure Garage**

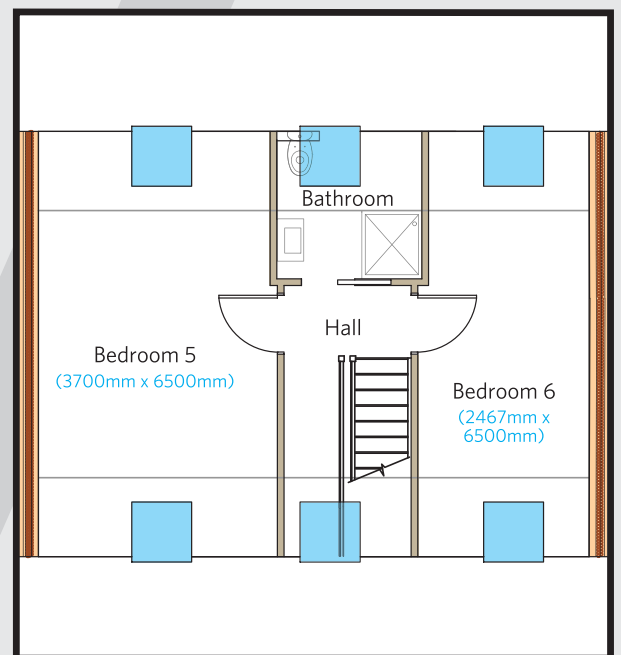
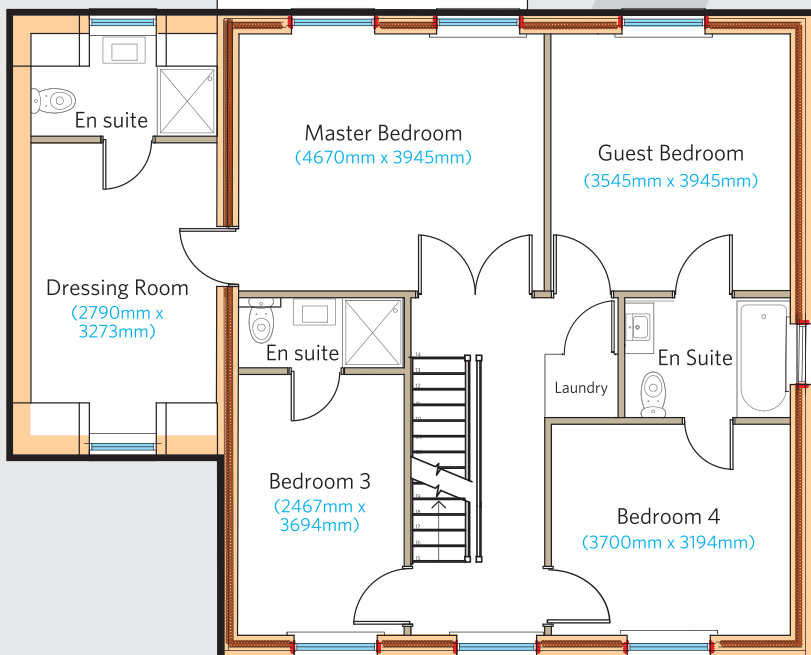


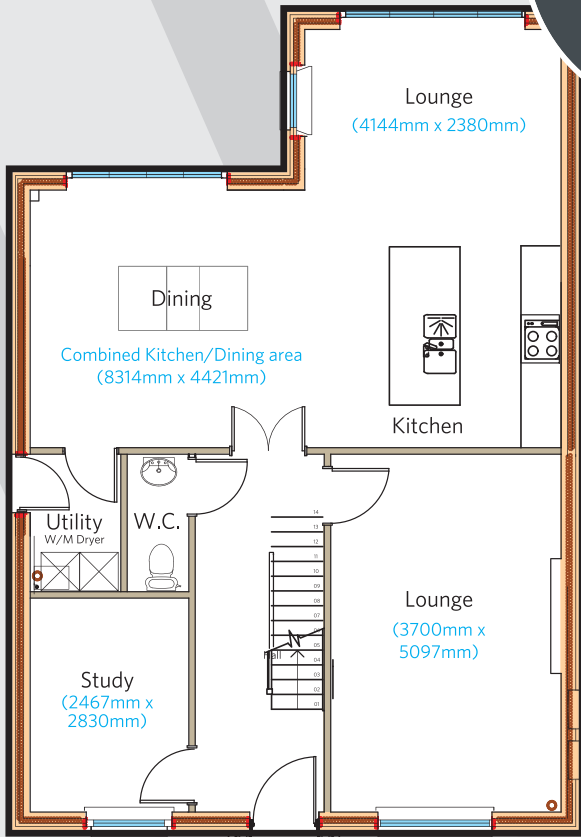
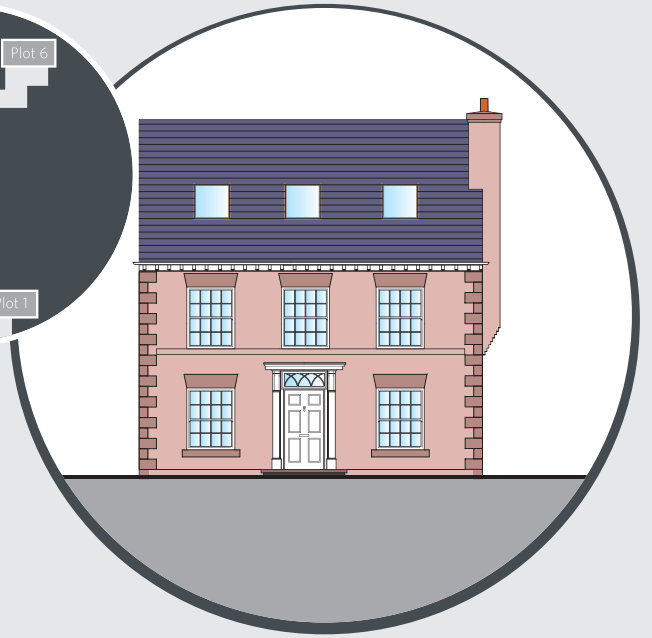
Ground Floor

10

1st Floor

2nd Floor





Ground Floor

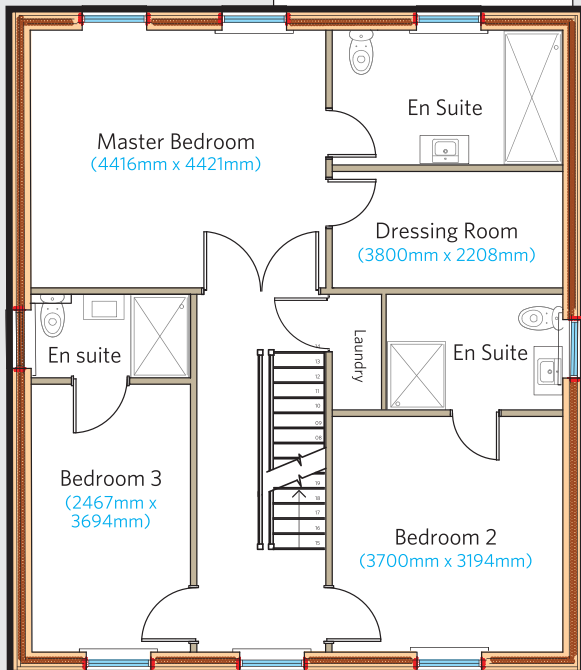
Plot 8

Key Features

- **5 Bedrooms**
including 3 en suite Bathrooms
- **Master Bedroom**
includes en suite Bathroom and Dressing Room
- **Stylish open plan Kitchen, Dining, Rear Lounge area**
- **Front Lounge**
- **Study**
- **Utility Room**
facility for Washing and Drying Machines
- **Downstairs W.C.**



1st Floor



2nd Floor

A selection from our property portfolio

Horton Hall Park, Tarvin

5 eco-barn conversions

This development uses the latest eco friendly resources to create five generously proportioned homes that are all finished to the very highest standard. Under floor heating, triple glazing and over specified insulation come as standard. Folding door/windows at the rear of each home allow owners to enjoy their generous gardens whilst dining indoors and also afford continued views of the surrounding countryside.



Willington View

A development of 10 elegant family homes

Built in sympathy with its surroundings, the house draws upon the traditional design style of the many farmhouses that can be found in the neighbourhood. This modern development uses the latest building techniques and is constructed with materials of the highest specification. As a consequence of its considered construction the property boasts low running costs and efficient use of space, both internally and externally.



The Warehouse, Chester

11 luxury city centre apartments within the city walls

Located in the centre of Chester, these luxurious apartments are finished to the very highest standard and bring new levels of quality and comfort to urban living.

These apartments make the most of the local environs, whilst the provision of roof gardens provide tranquil areas to rest and enjoy the uninterrupted views across Chester and beyond.



Bramley

Luxury bespoke house

Set amongst the beautiful Cheshire countryside, this property was designed from the onset as a modern eco friendly family orientated home.

Finished to the very highest specifications that Marcol Homes are renowned for, time served craftsmen have created a masterpiece of contemporary build and design.

Welcome to the historic city of Chester

Come and join the growing number of people who choose to make Chester their home.

The old Roman fortress of Deva is now a thriving city with beautiful shops, pavement cafés and bars that refresh visitors and residents. Chester is a main centre for commerce and has thriving business parks that are home to many of the world's leading companies.



The historic 'Rows' still form the centrepiece of Chester's unique shopping experience

14



The wonderful lantern procession

The city has a vibrant night life and continues to celebrate the many historic traditions that make it such a notable tourist destination. The city is home to the beautiful Grosvenor Park, venue of many open air plays and concerts performed during summer evenings.

The 'Roodee' racecourse and zoological gardens are world famous.

Roodee Racecourse



Grosvenor Park





*World famous
zoological gardens*

Chester is a small friendly and safe city, that has great transport links to the rest of the nation, a renowned university and schools of the highest calibre. It is conveniently situated on the border of north Wales with its beautiful scenery, sandy beaches, historic castles and rugged mountains.

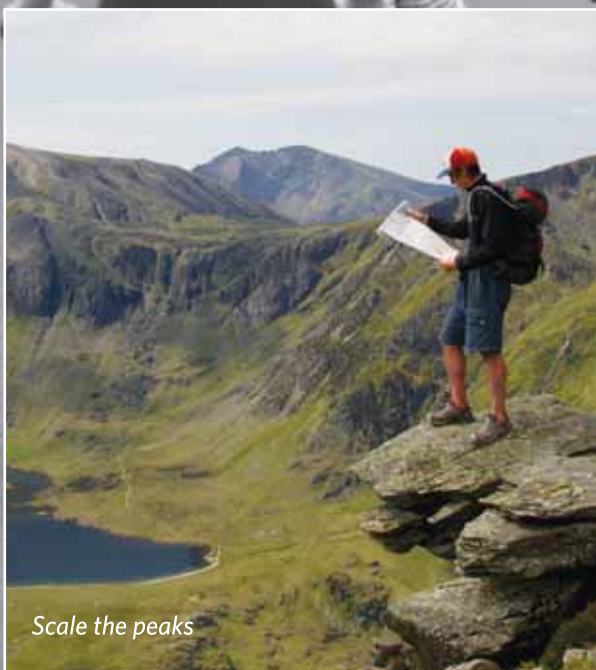


Raft race



Lots of safe cycling spaces

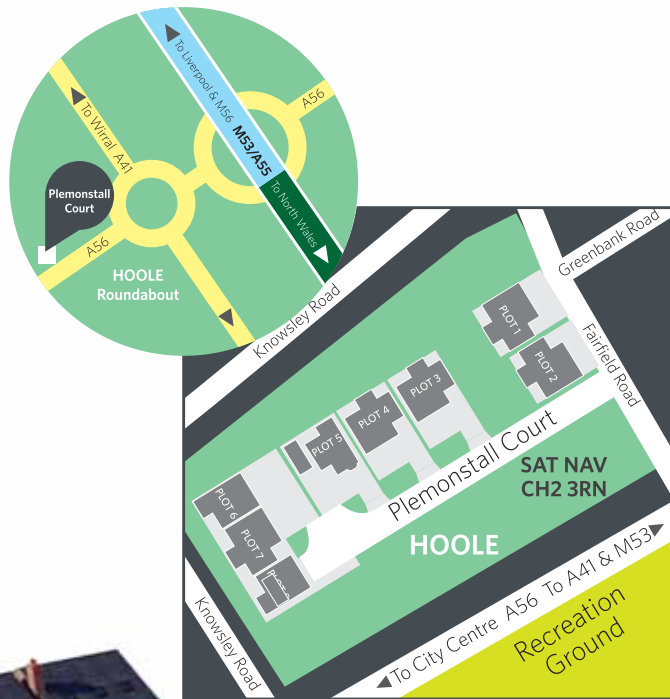
Keeping fit has never been so easy, from a gentle jog along a tow path to the more serious annual marathon runs and bike rides. You and your family have a multitude of family orientated activities that will keep you all stimulated and fit - no matter what age!



Scale the peaks



Annual bike ride events



MARCOL

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Every effort has been made to ensure that descriptions and dimensions are accurate, however these are for guidance only and may be subject to change.