



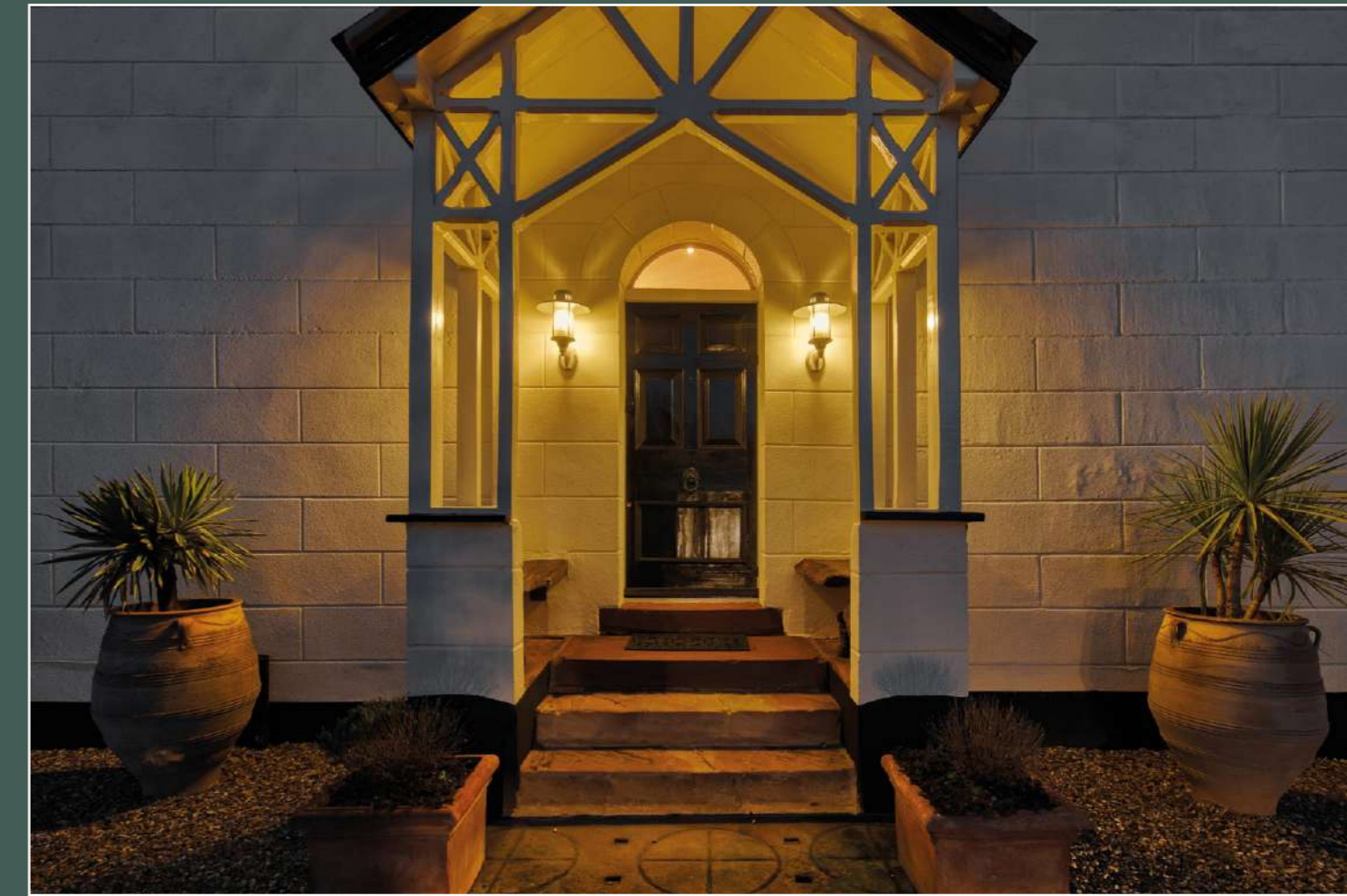
MOUNT FARM
Chorlton-by-Backford



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Chorlton-by-Backford

Shift your horizons without losing connection to the bigger picture and live the lifestyle you've yearned for in a location that balances countryside with connectivity.





Rural Retreat

Rural, yet not remote, Mount Farm is an imposing yet friendly-looking farmhouse set along an adopted road, home to less than a dozen dwellings. Set within seven acres of gardens and grounds and with walks at the doorstep, Mount Farm lies to the north of Chester, providing easy access to road and rail networks.

Pull through double gates onto the large gravel driveway where parking for multiple vehicles is in abundance. There is also a triple garage fully furnished with power, water and workbenches. Note the red letter box by the gate, frequented by nesting blue tits in the spring months. Chestnut trees stand to either side of the driveway, prolific with conkers in the autumn months.

"As soon as you see Mount Farm you relax and think 'ah, we're home', it has that sleepy cottage look from the front."





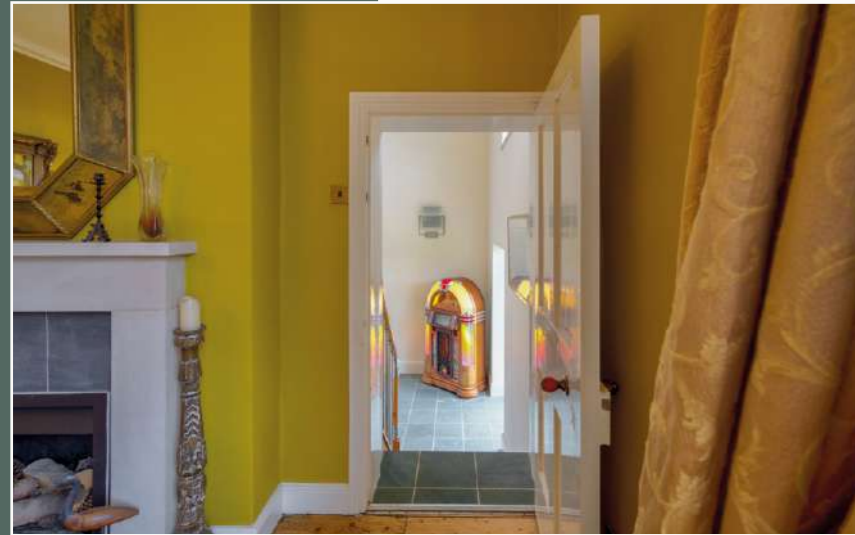
Historic Features

Make your way to the imposing portico entrance, where sandstone steps retain their cheese press imprints, a nod to the former dairy farm's cheese-mongering heritage. The seated porch entrance precedes an impressive archway with wide original front door with lion head knocker.

Inside, emerge into the homely warmth and welcome of Mount Farm, a home which balances grandeur with comfort. Wooden flooring extends underfoot in the entrance hall, a destination in itself, furnished with sofas and with a handsome ornamental fireplace. High ceilings and splashes of colour create an inviting, warm environment.

To the right, continue into a large sitting room, carpeted and cosy underfoot and with attractive cornicing to the high ceiling above. Light and bright, large sash windows frame views out over the garden, whilst sunny, earthy shades dress the walls. Warm yourself by the glow of the fire, inset within a modern surround, and curl up on the sofa for movie night.





A Warm Welcome

Double doors to the rear open through to a further reception room, spacious and with a large open fireplace. Wide wooden floorboards extend underfoot with fitted cabinetry to one side of the fireplace. Overhead an elaborate light fitting showers illumination down. A home with versatile spaces, this room could serve as a formal dining room, with great views through large sash windows out to the rose garden, or children's playroom, conveniently close to the kitchen.

Follow the easy flow of Mount Farm, taking a series of steps down into the sociable and spacious kitchen. Light serenades this space from Velux windows above in the double height ceiling, a large picture window to the right and windows and doors to another side. Tiled underfoot, and with direct access out to the sunny and spacious patio, planted with tropical-style palm trees, indoor-out living is a key feature of Mount Farm. Traditional cast-iron style radiators emanate warmth, with farmhouse-feel oak door fronted cabinetry offering ample storage space. Cook up a feast for family and friends using the host of appliances at your disposal including double cooker with three ovens, five-ring gas hob, double Belfast sink and a dishwasher. A capacious kitchen, there is plenty of worktop space for all your countertop appliances including bread maker, air fryer and coffee machine.





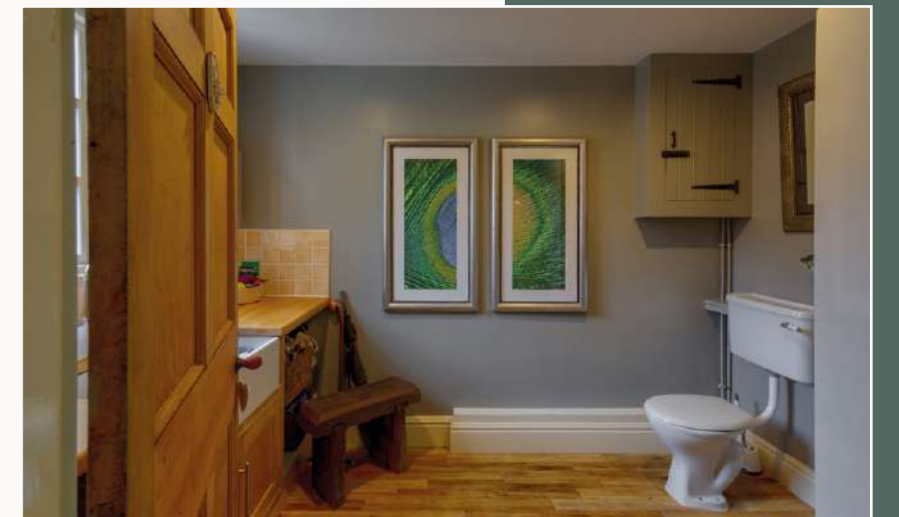
Feast your Eyes

Currently accommodating a rustic pine dining table, set beneath an impressive feature chandelier, and a juke box, marvel at the fantastic acoustics of this sociable entertaining space. Even on overcast days, the views of the rose garden from the picture window are spectacular. On sunny days, throw open the double doors and dine alfresco on the courtyard. Steps lead up to a mezzanine balcony, providing direct access to the main bedroom suite on the first floor.

Tucked off the kitchen is a handy utility room with plumbing for a washer and dryer and with direct access out to the garden.

Also accessed off the kitchen is a fantastic lobby area with stable door to the rear. An ideal everyday entrance when returning from wintry walks with the dog, this area leads to a cloakroom with wooden floors, WC and Belfast sink - perfect for washing the muddy leads and paws.

"It's been a great party house. It has that old farmhouse grandeur feel but it's warm and welcoming; it's a home."



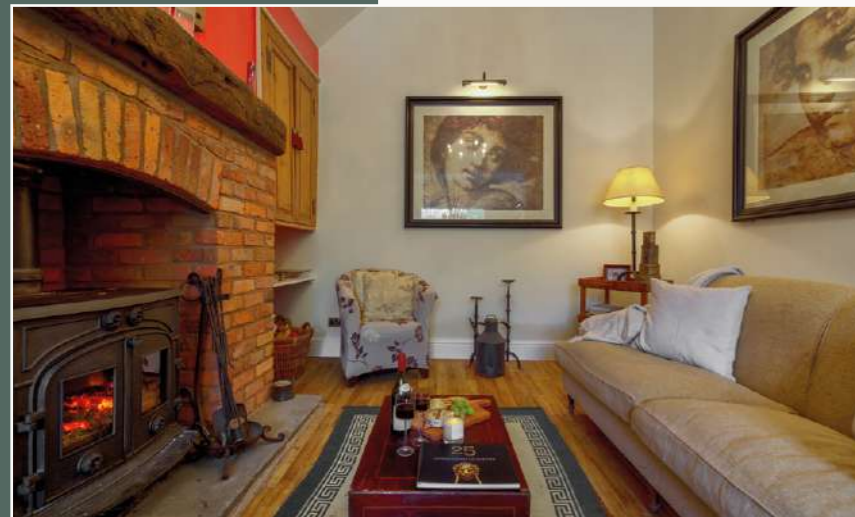


Easy Flow

Returning via the kitchen, follow the flow through to the large open-plan dining-living room. A warm and welcoming family space, the high ceiling once again lends a light and airy atmosphere, whilst the log-burning stove, inset within its rustic Cheshire redbrick surround, crackles invitingly. A round dining table is perfectly placed before a large window, framing views out over the garden.

A grand room, ideal as a music room or in whatever capacity you might choose, the magic of Mount Farm is the flexibility of living afforded by its spacious rooms.

Reconnect with the entrance hallway, where the character and heritage of this Victorian farmhouse is reflected in the Minton tiles underfoot and the embellished architraves around the wide doorways.



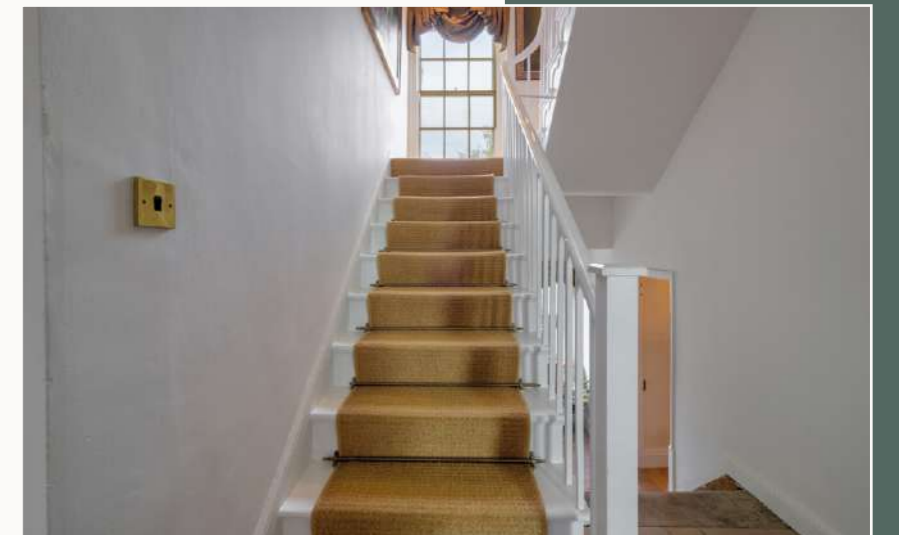


Versatile Spaces

Stairs from the entrance hall lead down to the large cellar where a series of dry, spacious rooms gleam with the potential for development. Ideal for storage, for housing a wine collection or even your bike collection, these rooms have previously served as a gym and dance studio. Dreaming of your own cinema room or space to lay out a model train set? No matter what your hobby, this cellar offers the perfect space to accommodate it.

Returning to the entrance hall, take the handsome staircase, with carpet runner and elegant rods, up past a full height window on the turn to the first-floor landing. A decadent space and devoted master suite, this entire level is a grown-up haven.

Immediately on the left, the office, carpeted underfoot and with fitted shelving, offers views over the chestnut trees to the front, allowing you to observe the comings and goings and to watch out for deliveries whilst you work.





Spacious Sanctuary

Next, arrive at the main bedroom, a bountifully sized bedroom plushly carpeted and with an impressive feature fireplace. An arched alcove contains shelving and storage to one side, whilst across from the superking-size bed, a large sash window frames verdant views out over the countryside. Wake up to buzzards circling the skies and the sight of horses grazing in the fields.

Opening up from the main bedroom is the luxurious dressing room, fully fitted with wardrobes and drawers offering an abundance of storage space for all your clothing, shoes and accessories.

Soothe your senses in the stylish ensuite, tiled in earthy shimmering shades, with a large central spa bath and separate walk-in shower alongside an attractive pedestal wash basin and WC. So spacious, this master suite feels more like a penthouse hotel suite

"This whole floor has been designed as a master suite, but there are still plenty of bedrooms for the children on the second floor, giving them a sense of independence."

Reconnecting with the landing from the ensuite, note the inner landing leading to the mezzanine level above the kitchen, offering easy access for morning tea and toast to be enjoyed in the comfort of your bedroom.





Soak & Sleep

From the first-floor landing, ascend once more to the second floor, lifting the latched door on the left to arrive at bedroom three. Exposed beams imbue traditional farmhouse charm, with light pouring in through an overhead Velux and window to the side.

Next door, bedroom four is again awash with light from a window to the side and offers ample space for a bed, wardrobe and dressing table.

Also on this level is the spa-like family bathroom, containing bath with overhead shower, twin wash basins within a granite worktop, WC and heated towel rail.

Bedroom two is a spacious and serene space, with large window, exposed beams and its own ensuite shower room with shower, wash basin and WC.





Outdoor Oasis

Outside, the extensive grounds and gardens serve as the crowning glory to Mount Farm. South facing, follow the sun from morning 'til late, enjoying after dinner drinks and sundowners on the 'evening patio'.

Accessed from the kitchen, both patios are spacious and perfect for barbecues and entertaining. With an acre of landscaped garden and around 7 acres of paddock land, Mount Farm offers the opportunity to live 'the good life'.

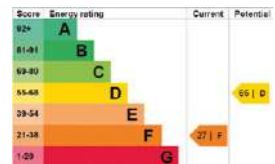
Harvest fruit from the large selection of plum and damson trees and berry bushes - a jam maker's paradise! Four beehives on the plot are capable of housing up to 60,000 bees and once produced honey recognised to be the best in the Wirral Peninsula.

From the large morning patio, edged in tropical planting and palm trees, move to the rear where a pergola covered area is ripe for the addition of a hot tub.

Brick outbuildings could serve well as tack rooms for those looking to house ponies in the paddock; fed with mains water directly from the home and accessible from the roadside for those with horseboxes.

By separate negotiation is an additional plot of land circa 1 acre, containing a small lake, which is tucked to the rear and could be embellished with the addition of a jetty and moorings and even the addition of a log cabin, perhaps for use as Airbnb income. With the potential also to rent the land out, there is ample potential for income from this home.





Approximate Gross Internal Area = 432.2 sq m / 4651.7 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID904032)

FINER DETAILS

- Freehold
- Council Tax Band G
- Approx 7 acres of land
- Triple garage

Rural but not Remote

Mount Farm is the perfect rural retreat for those looking to retain a connection to the wider world. North of Chester, you have easy access to the ring road allowing you to reach the airport in around 30 minutes. With motorway links at hand, rail links are convenient too, with Manchester accessible in 45 minutes and Liverpool reachable in under 30 minutes. Free parking is available at Capenhurst Station with its connections to Chester for a direct link to London or direct trains straight into Liverpool.

Only one mile from Cheshire Oaks, the shops, restaurants, cinemas and bowling alleys are all in easy reach, whilst your local supermarket is one of the nation's largest Marks & Spencer stores, just a mile down the road.

With the reassurance of connectivity at your fingertips, relax and enjoy all the restorative pleasures of the rurality on your doorstep. Runners and cyclists can set their personal bests along the canal tow path. Miles of footpaths unfurl from beyond the gate over local fields and footpaths. Pop the dog on the lead and enjoy a 20-minute stroll along the bridleway to arrive at your local Brunning & Price pub, Rake Hall in Little Stanney, with its warming open fires and welcoming service. In summertime make the most of the spacious beer garden.

Soak up the country spirit on Bank Holidays, when local fields belonging to the neighbouring dairy farm are let out for fetes and other popular events. So close to Chester, the renowned independent schools of King's and Queen's are within easy reach, alongside an abundance of local primary schools.





MOUNT FARM
Chorlton-by-Backford

presented by

CURRANS

unique homes



WHAT3WORDS: snow.limit.puzzle

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