

Boothsdale Farm

Willington, Nr Tarporley, Cheshire





A charming former farmhouse occupying a wonderfully quiet and private rural location with stabling and land.

Accommodation in Brief

- Entrance Hall; Lounge; Sitting Room; Kitchen with Breakfast Room off; Conservatory; Large Utility Room/2nd Kitchen; Cloak Room; Boiler Room.
 - 4 Bedrooms; 3 Bath/Shower Rooms (2 en-suite).
 - Double Garage with Store; Stabling; Lawned Gardens; Pasture.
- In all approximately 2 acres. (0.81 ha) as coloured pink.
 - By separate negotiation, pasture sub-divided into 2 fields and extending to approximately 2 acres (0.81 ha) as coloured blue.



Description

Boothsdale Farm likely dates from the 19th century when it was used as part of a working farm. Over the years the house has had various alterations and in the last 7 years has been extended and the subject of a comprehensive scheme of upgrading to meet with modern standards albeit retaining the character typical of a farmhouse. Boothsdale Farm now provides well proportioned accommodation arranged over two floors suitable for family living or perhaps a couple wishing to downsize from a larger county house but who wishes to retain a private, peaceful rural setting. The property enjoys the benefit of land and stabling and as such will appeal to parties with equestrian interests, particularly given the lovely position accessed off a private lane. Indeed, properties in such locations and yet which are so accessible rarely come to the market.

The house is constructed of sandstone and brick, part rendered, under a tiled roof with dormers and the various improvements include double glazed windows, a pressurised gas central heating system, woodburners set within fireplaces with mantels, quality kitchen and bathroom fittings, a gas fired aga, and the most recent alteration being the creation of an extremely useful large utility area.

From the front door with covered porch the entrance hall provides access to the principal rooms in the house. The lounge is a lovely square room with woodburner within a Minster style fireplace, three aspects to outside and double French doors to the terrace at the rear of the house. In the middle of the house is a sitting room with fireplace and fitted cupboards and book shelves, and to the side is the kitchen. The kitchen has been fitted by John Lewis of Hungerford and incorporates a range of wall and floor units with cupboards and drawers beneath oak and granite work surfaces, a twin Belfast sink with mixer and waste disposal, integrated dishwasher and fridge/freezer and a three oven gas fired aga. A wide arch opens to the breakfast room

which has a woodburner, slate floor (as does the kitchen) and access into the conservatory, the whole area providing an excellent everyday living space.

Beyond the kitchen is the utility room which was completed in early 2015. It has extensive fitted cupboards, an induction 4 ring electric hob, Belfast sink with mixer, two doors to outside and houses a Wiesmann gas fired boiler.

At first floor level there are four bedrooms, all of which are capable of accommodating a double bed and three bath/shower rooms, two of which are en-suite and have been replaced during the present owner's tenure.

Location

Occupying an extremely private position Boothsdale Farm is situated off a private no-through lane in the hills above Kellsall and enjoys lovely rural views over its own land and





surrounding countryside. The village provides services for everyday needs including the well know pub ‘The Boot’ a short walk from the property. The popular village of Tarporley is some 4 miles away with shops, banks, doctor’s and dentist’s surgeries and a variety of pubs and restaurants, and Chester is approximately 8 miles with comprehensive facilities including high street retailers, department stores and supermarkets together with several out of town retail parks nearby.

On the educational front there are primary schools in Kelsall and Tarporley which also has a secondary school and there is a choice of renowned private schools nearby including the King’s and Queen’s in Chester the Grange at Hartford and Abbeygate College at Saughton.

Sporting activities are well catered for with golf courses at Tarporley, Delamere and Sandiway, motor racing at Oulton Park and wonderful country walks along the nearby Sandstone Trail

and in Primrose Wood. For those with equestrian interests there are miles of country lanes for hacking out directly from the property and excellent riding in Delamere Forest which also offers good walking and mountain biking.

Communications

The area is well served by roads, the M53 and M56 motorways being approximately 8 miles distant allowing for ease of access to Liverpool and Manchester which are both served by international airports. Travel to London is available from Chester, Runcorn or Crewe stations or alternatively via junction 16 on the M6 motorway.

- Chester 9 miles
- Liverpool 27 miles
- Manchester 35 miles (distances approximate)

Outside

To the rear of the house is a parking area next to which is the garage/stable block. The building is constructed of rendered block under a tiled roof and comprises a double garage (21’ – 15’5” x 20’4”) which is served with light water and power and has a store room with separate access which is suitable for conversion to an office. Attached to the rear are two loose boxes. To the side is the stable yard with separate range of timber stables incorporating two further loose boxes and tack room. The stables are served with water. Beyond is a further parking area capable of accommodating several cars and a horse box if required.

Next to the house and accessed via a pedestrian gate from the drive is a flagged yard with raised vegetable garden and greenhouse. The garden is predominantly to the south west of the house and is laid to lawn with floral and herbaceous borders.

The lawn sweeps around to the side and back to the front. There is also a flagged patio against the south west elevation to take advantage of the lovely views.

The remainder of the land is sub-divided into two fields which are gently sloping and one of which has separate access to the lane. Both are watered. The land on the opposite side of the lane is also in two enclosures and rises to the north towards the head of the valley.





Property Information

Address: Boothsdale Farm, Boothsdale, Willington, Tarporley, CW6 0NH

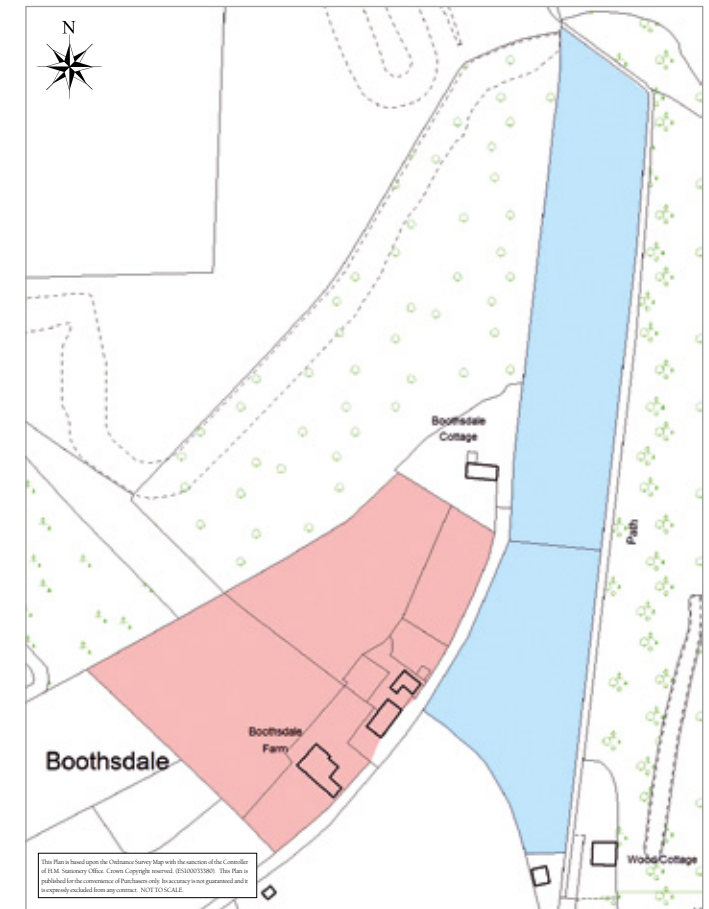
Services: All main services connected, Telephone line, Fibre Broadband available

Local Authority: Cheshire West & Chester Council.
Tel: 0300 123 8123

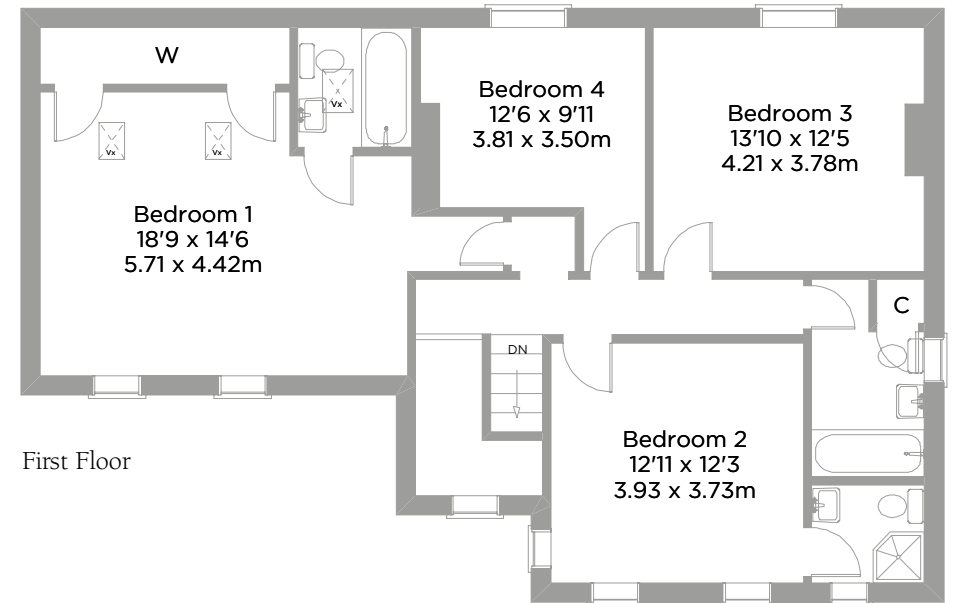
Tax Band G - £2572.29 payable 2015/16

NB: A Public footpath crosses part of the land which is available by separate negotiation.

Viewing: Only by appointment with Jackson-Stops & Staff Chester office and Cheshire Lamont Tarporley office.



Approx. Gross Internal Area: 2,307 sq ft - 214 sq m



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Tarporley 01829 730700
tarporley@cheshirelamont.co.uk
46A High Street, Tarporley, Cheshire CW6 0DX
cheshirelamont.co.uk

Chester 01244 328361
chester@jackson-stops.co.uk
25 Nicholas Street, Chester, CH1 2HZ
jackson-stops.co.uk



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