



**CORNISH FARM, FRANCIS LANE, HOLT, WREXHAM, LL13 9YB**



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

# Cornish Farm, Francis Lane, Holt, LLI3 9YB

**Enjoying an exceptional semi-rural position, set in grounds of 7.1 acres (with option to purchase a further 9.1 acres) and offering superb value for money - a very spacious and utterly charming five bedroom farmhouse with extensive outbuildings, livery yard, office/annexe - for sale with no chain**





## LOCATION

Cornish Farm occupies a quiet rural location off Francis Lane, near Holt, with rural views across its own land and beyond. The nearby medieval village of Holt forms part of a conservation area and has a good range of local shopping facilities to include a convenience store, butchers, cafe, hairdresser and several pubs. The Cathedral City of Chester & Wrexham provide a more comprehensive range of facilities including shopping, state and private schools, trains and coach services and a wide range of hotels and restaurants. The property enjoys excellent access to the road network via the A534 Wrexham to Nantwich Road (approx. 1.5 miles) with excellent access to Wrexham, Chester, the Chester Business Park, Whitchurch and the motorway network to Liverpool, Manchester, the north west airports and the M6. There is a direct train service to London Euston (2 hours) from Chester. On the recreational front there are extensive sporting facilities at the nearby Carden Park Hotel complex with 2

championship golf courses and in the neighbouring villages of Farnon and Malpas excellent sports clubs offering cricket, tennis, squash and football. For equestrian users on top of the excellent on site facilities there is good hacking available locally round the country lanes, Broxton Old Hall Gallops (6/7 miles), good access to host of equestrian centres, Racing locally at Chester, Bangor on Dee or Aintree; Hunting with the Flint & Denbigh, Sir WWW or Cheshire Hunts.

## MILEAGE

Holt 1m | Broxton 5.5m | Wrexham 6m | Chester 9m | Whitchurch 15m | Liverpool 30m | Manchester 50m |



## DESCRIPTION

Cornish Farm is being offered for Sale as a whole or in two Lots (details below). The farm, in brief, offers a delightful refurbished and extended 4/5 bedroom detached farmhouse, with separate entrance driveway and parking to the yard and equestrian facilities. Spacious gardens to the side and rear are largely laid to lawn but incorporate patio areas, two ponds and a Summerhouse, fitted with mini Kitchen, BBQ / Gazebo and decking area providing a superb outside entertaining space.





## CORNISH FARMHOUSE

Cornish Farmhouse provides a range of period features including exposed ceiling timbers and open fire places, the house has been extended to the rear to provide a more spacious modern layout.

The accommodation incorporates, at ground floor level, front Entrance Porch opening into an Entrance Hall, currently used as a Snug having an open fire; there are doors off to the Dining Room, a large - shaped Living Room with a multi fuel burner and French doors on to the rear gardens and patio areas.





The farmhouse Kitchen opens out to a breakfast room area with a twin oven Aga and access doors off to the rear Hall / Utility, Cloakroom and external side entrance door plus door to the Double Garage.





A large Garden room lies beneath a galleried landing and provides access to the delightful gardens and a large Office.

At first floor level a galleried landing provides access to a delightful Master Bedroom suite with dual aspect windows, an en-suite Bath & Shower room plus Dressing Room; there a further three double Bedrooms, two with en-suite Bath/Shower Rooms. A spacious fifth bedroom or Games Room is available at the end of the landing above the double garage.









## EQUESTRIAN FACILITIES

The yard is run by the vendors as a DIY Livery Yard, providing a useful income stream. The yard is well screened from the house and all equestrian traffic uses the separate rear entrance driveway to a large lorry and car parking area. Details on income can be provided to interested parties.

Facilities include:

14 Stables & 1 Pony Box.

Agricultural storage shed with individual storage space for liveries.

60m x 20m floodlit Manege, silica sand and rubber surface,

P & R perimeter fenced.

Tack Room, Feed Rooms, Store Rooms, garage workshop.

Muck heap.

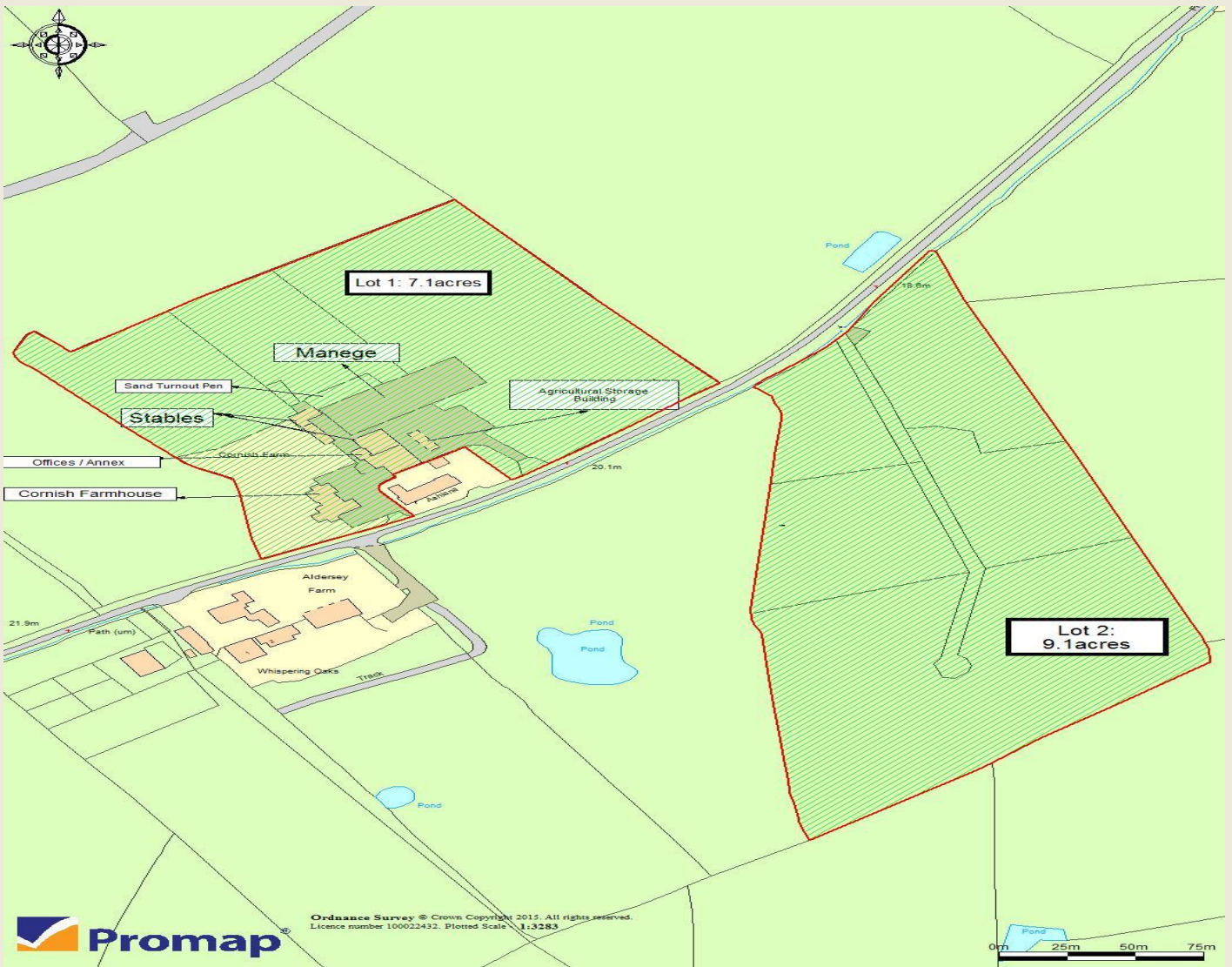
Sand turnout pen.

Multiple grass turnout paddocks with electric and automatic water drinkers.

Approx. 16.2 acres as a whole.

## COMMERCIAL TENANCY – OFFICE/PROCEDURE ROOMS

The vendors currently let to Wrexham Equine Clinic some office space and procedure rooms, adjacent to the Livery Yard and using the same access. The facility includes three offices, Kitchen, WC / Cloakroom & an outbuilding that has been fitted out to include two further stables, and a veterinary procedure room. The five year lease to Wrexham Equine Clinic is due to expire August 2016, unless renegotiated in advance. Full details can be provided to interested parties. Please note the office facility was previously set up as a two bedroomed self-contained annex facility and could easily be transferred subject to change of use provisions



## LAND

### LOT 1

Approximately 7.1 acres, this area incorporates approximately 5 acres of flat, pastureland. The paddocks have accessed to automatic water drinkers, electric division fencing & one field shelter. There is a small sand turnout paddock aiding turnout through the winter months. (See plan).

### LOT 2

Approximately 9.1 acres, situated on the opposite side of Francis Lane. A grass paddock subdivided with electric fencing & multiple automatic water drinkers. There is a central walk way to access all paddocks from. (see plan).

## SERVICES

Mains electricity and water. Private drainage via two septic tanks for house and yard (one shared with neighbouring property). Oil fired central heating. Double glazed throughout.

## VIEWING

Viewing by appointment with the Agents Tarporley office

## TENURE

We believe the property is freehold tenure



## ROUTE

From our office in the centre of Tarporley proceed out of the village in the direction of Nantwich – passing the Texaco petrol station/Spar on the left hand side. Upon reaching the T-junction with the A49 turn left. Proceed 500 yards to the traffic lights with the Red Fox Pub on the right hand side and turn right onto the A49 (Whitchurch). Continue through the villages of Beeston, Bunbury and Spurstow (about two miles in all). On passing Panama Hatties restaurant (to your right) proceed for a further mile and a half and take a right turn for the A534 (Wrexham). Proceed for a very short distance and at the next junction take a further right, onto the A534 (Wrexham). Proceed along the A534 all the way to the Broxton roundabout. From the A41 Broxton roundabout, take the A534 towards Wrexham, after approximately 5m turn left off the main road onto B5130, then after 1/2m as the road bends to the left turn right onto Francis Lane. Proceed along Francis Lane for 1/2m and Cornish Farm is situated on the right hand side



**Ground Floor**  
Approx. 455.6 sq. metres (4903.8 sq. feet)



Total area: approx. 455.6 sq. metres (4903.8 sq. feet)



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