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THE OLD FARMHOUSE, OUTSIDE FARM, LITTLE BUDWORTH, CW7 2QW

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Outside Farm, Little Budworth, CW7 2QW

A truly outstanding fully refurbished 18th Century farmhouse set in beautiful landscaped gardens and providing outstanding accommodation of remarkable character. In summary providing four reception rooms, five bedrooms, three bathrooms and excellent triple garage.
Located just ten minutes drive from Tarporley village, Wright Marshall estate agents are delighted to offer for sale this utterly exceptional property known as The Old Farmhouse. The Old Farmhouse forms the principal portion to what was the original Outside farm. The farmhouse dates back mainly from the 18th Century but has an appealing Georgian façade and the property is constructed of brick under a slate roof with attractive sash windows. Back in 2004 the property was derelict and the present owner has undertaken the most remarkable and impressive scheme of restoration, renovation and improvement. This has all been done in sympathy with the origins of the farmhouse and in line with the requirements expected of a Grade II listed property. The end result is a breathtaking family home that combines large rooms and many period features with a homely and welcoming atmosphere. The property stands in terrific landscaped gardens and also has ample off road parking and an excellent oak framed outbuilding.

A viewing is utterly essential in order to appreciate the extraordinary accommodation. Within the scheme of refurbishment many beautiful period features have been retained including handsome fireplaces, tiled Minton tiled floor, decorative carved wood staircase with detailing to the newel posts, exposed beams and wall timbers, moulded ceiling cornices and beautiful panelling.

The property is spread over three floors which in itself gives interested parties terrific versatility to adapt the house to suit their own individual requirements. The accommodation opens with a delightful entrance hall which is handsome and impressive. The formal dining room is of a good proportion and this in turn leads to the drawing room. The drawing room is an exceptional feature of the property being an oak framed room with extensive glazing and a vaulted ceiling. The drawing room measures an impressive 25'1" x 20'4" and as is fitting in a room this size has a woodburning stove as a key focal point. Located off the reception hall is a cloakroom and an additional reception room, described in these details as a sitting room. This well proportioned room, which is nearly square, has a central period fireplace with stone hearth and woodburning stove.

The farmhouse style breakfast kitchen contains custom built units which have been hand painted under oak work surfaces with a four oven Aga and breakfast area. There is also a utility room and a secondary kitchen, together with a most practical pantry with bespoke units. The kitchen has more than ample space within it for a large table and chairs and provides the focal point for day to day living. Particular attention is drawn to the fact that from the kitchen access can be gained to a magnificent fully working cellar. The cellar has been painstakingly restored as per the rest of the house and is a superb area for the storage of wine and various types of food and household goods.
The first floor accommodation continues to impress. The master bedroom is of a wonderful proportion and has a spacious dressing room and a beautifully finished period style en-suite bathroom. There are two further bedrooms on this floor, both of which are large doubles and also a separate family bathroom which is of a tremendous proportion and beautifully appointed.

Crowning the building is the second floor which has a character and attractiveness all of its own. The landing is very spacious and is presently used as a study and office. There are two further full height bedrooms at this level, both of which have fantastic Velux skylights and vaulted ceilings. There is also timber flooring and a general character and appeal to the rooms which can only be appreciated when viewed. Serving these two very large bedrooms is a shower room and due to size of the overall space this floor could easily be used as a self contained annexe if required.

The Old Farmhouse is approached off Chester Lane and the initially shared driveway leads to the Old Farmhouse's private driveway. There is ample off road parking for several vehicles, a high quality outbuilding and particular attention is drawn to the delightful landscaped gardens that the present owner has cultivated so as to provide an ideal space for those with a family.

The gardens are principally laid to lawn with many attractive features.

This wonderful property has an abundance character and is in superb condition. It truly is a gem and a viewing is strongly recommended. Priced at a competitive level and located equidistant to Tarporley High Street and The Grange School in Hartford. It is sure to be of tremendous appeal to the discerning family looking to purchase a long term home.
LOCATION
Little Budworth is a popular semi-rural village that lies only 10 minutes drive from the centre of the Georgian high street of Tarporley. Little Budworth has its own public houses, church and its own picturesque country park ideal for both walkers and horse riders all within walking distance of the property. The renowned Hollies Farm shop is also found within three minutes drive of the house and for those with children, there is an excellent range of schools in both the state and private sectors within a short commuting distance of the property including Tarporley High School, The Grange at Hartford and Kings and Queens at Chester. For the business traveller, a comprehensive road network system linking to the whole of the north west and beyond is readily accessible, whilst Crewe railway station which provides direct services to London is only half an hour away and many other smaller stations can be found within ten minutes of the house. There are also leisure facilities such as car racing at Oulton Park, Golfing at Tarporley, Horse Racing at Chester and Polo and horse riding in Little Budworth. It should be noted that both Manchester and Liverpool John Lennon Airports can be found within 40 minutes drive of the house. Tarporley 4 miles, Chester 15 miles, Crewe Station 15 miles, Hartford 4 miles Knutsford 17 miles, Liverpool 31 miles and Manchester 33 miles.

ENTRANCE VESTIBULE
7’ 0” x 4’ 1” (2.13m x 1.24m) Front aspect oak framed unit with quarry tiled floor. Recessed ceiling spotlights. Obscured glass timber framed door leading through to the reception hall.

RECEPTION HALL
21’ 5” x 11’ 0” (6.53m x 3.35m) Doors to cloakroom, kitchen, dining room and sitting room. Stairs rising to the first floor. Tiled floor. Door to understairs storage. Recessed ceiling spotlights.
CLOAKROOM
7' 4" x 3' 11" (2.24m x 1.19m) Low level WC with push button. Pedestal wash hand basin with mixer tap and tiled splashback. Tiled floor. Exposed ceiling timbers. Recessed ceiling spotlights.

KITCHEN

UTILITY ROOM / SECONDARY KITCHEN
14' 1" x 8' 2" (4.29m x 2.49m) Fitted shelving. Wall and floor mounted units with oak worktops. Single Ceramic Belfast sink with hot and cold taps. Four ring gas hob with multispeed extractor hood above and electric fan oven. Tall storage cupboard. Exposed ceiling timbers. Recessed ceiling spotlights. Two side aspect timber framed double glazed windows. External door to lean-to and garden.

PANTRY
With further built-in base units under oak work surfaces incorporating built-in shelving, exposed beams and downlighters. Space for tall American style fridge/freezer.
POTTING SHED AND STORE
Having power supply and quarry tiled floor. Door to garden

CELLAR
30' 7" x 14' 1" (9.32m x 4.29m) Accessed down stone steps. The cellar is split into two sections, one currently utilised as a large pantry and one as a wine cellar. Ceiling mounted light fittings.

SITTING ROOM
15' 0" x 13' 4" (4.57m x 4.06m) Two front aspect timber framed sash windows. Ceiling mounted light fitting. Recessed ceiling spotlights. Ceiling timbers. Fitted and glazed alcove. Central fireplace with stone hearth and woodburning stove.

DINING ROOM
20' 7" x 11' 9" (6.27m x 3.58m) Exposed ceiling and wall timbers. Recessed ceiling spotlights. Double panel radiator. Double glass panelled doors leading to the drawing room.

DRAWING ROOM
25' 1" x 20' 4" (7.65m x 6.2m) Two front aspect timber framed double doors. Side aspect full height timber framed windows. Vaulted ceiling. Exposed ceiling and wall timbers. Exposed brickwork wall. Fireplace with stone hearth and woodburning stove. Two ceiling mounted light fittings. Four skylights.
FIRST FLOOR

LANDING
15' 11” x 13’ 9” (4.85m x 4.19m) Rear aspect timber framed semi obscured glass timber window. Exposed ceiling timbers. Recessed ceiling spotlights. Doors to three bedrooms and family bathroom. Panelled walls.

FAMILY BATHROOM
Having roll-top bath with shower attachment, pedestal hand-basin, low flush WC and limestone tiled shower cubicle with drencher head, exposed wall and ceiling beams, downlighters, half tiled walls and tiled floor all in natural limestone, radiator and extractor fan

MASTER BEDROOM
18’ 4” x 15’ 3” (5.59m x 4.65m) Side aspect timber framed semi obscured glass double glazed window. Exposed ceiling timbers. Recessed ceiling spotlights. Double panel radiator. Doors to dressing room and en-suite bathroom.

DRESSING ROOM
8’ 7” x 7’ 5” (2.62m x 2.26m) Fitted wardrobes and drawers and exposed ceiling beams.

EN-SUITE BATHROOM
11’ 7” x 8’ 4” (3.53m x 2.54m) Front aspect timber framed double glazed window. Recessed ceiling spotlights. Exposed ceiling timbers. Tiled floor. Partially tiled walls. Freestanding bath with mixer tap. Low level WC with push button flush. Fully tiled shower enclosure with drencher head. Extractor fan. Single panel radiator. Ladder style radiator.

BEDROOM TWO
15’ 10” x 13’ 8” (4.83m x 4.17m) Two front aspect timber framed sash windows. Single panel radiator. Recessed ceiling spotlights. Exposed ceiling timbers.

BEDROOM THREE
15’ 11” x 10’ 6” (4.85m x 3.2m) Side aspect timber framed double glazed window. Recessed ceiling spotlights. Exposed ceiling and wall timbers. Fitted wardrobe. Single panel radiator.

SECOND FLOOR

LANDING/STUDY
11’ 4” x 9’ 3” (3.45m x 2.82m) Velux skylight. Exposed ceiling timbers. Four ceiling mounted light fittings. Double panel radiator. Exposed timber flooring. Doors to bedrooms four, five and shower room.

BEDROOM FOUR
18’ 4” x 17’ 0” (5.59m x 5.18m) Two velux skylights. Timber framed front and side aspect double glazed windows. Exposed ceiling timbers. Sixteen ceiling mounted light fittings. Single panel radiator. Full height ceiling. Access to eaves space.
BEDROOM FIVE

SHOWER ROOM
10’ 8” x 7’ 11” (3.25m x 2.41m) Front aspect timber framed double glazed window. Recessed ceiling spotlights. Exposed ceiling and wall timbers. Fully tiled shower enclosure with drencher head. Pedestal wash hand basin with mixer tap. Low level WC. Tiled floor. Single panel radiator. Extractor fan. Ample room for bath if required.

EXTERNAL
The property is accessed via a shared driveway which leads to a private enclosed area with a gravelled driveway with parking for up to six vehicles. Access also to a dual fronted car port of timber framed structure with additional garage. Timber gates and sandstone walling providing an attractive framed top level garden predominantly laid to lawn with established fruit trees. Steps lead down into the larger garden which is predominantly laid to lawn with mature trees and hedges and panelled fencing denoting the boundaries with distinct areas for outdoor entertaining. Further sandstone walls surrounding.
GARAGE
25' 0" x 16' 4" (7.62m x 4.98m) Power and light fittings. Timber and tiled construction.

SERVICES
We understand that mains water, electricity, LPG and private drainage are connected.

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 take a right turn. Upon reaching the roundabout take the third exit onto the A49. Proceed up the A49 through the village of Cotebrook and after passing the Garden Centre on the left hand side you will come to a crossroads. At the crossroads take the right turn onto the A54. Proceed along, passing the Shrewsbury Arms Public House on your left side. Proceed for a short distance passing crossroads and you will note a parking lay-by on the right hand side. Shortly after the parking lay-by take a right turn into the entrance of Outside Farm. Proceed along for a very short distance to the entrance driveway through the brick pillars. The subject property will be found directly in front of you. Pull into the Old Farmhouse private driveway, park and walk to the front door of the house.
The Old Farmhouse, Little Budworth

Second Floor

First Floor

Ground Floor

THESE PLANS ARE NOT TO SCALE. THEY ARE FOR IDENTIFICATION PURPOSES ONLY AND THEIR ACCURACY IS NOT GUARANTEED.