

# GOWY BANK FARM

Cotton Lane | Cotton Edmunds | CH3 7PZ



HINCHLIFFE  
HOLMES



*Situated in a sought after and convenient location and set in approximately 1.37 acres with open views across farmland, a beautifully presented Victorian detached family home with over 4,200 sq.ft. of superb flexible accommodation throughout. Extensive landscaped private gardens, tree-lined driveway, off road parking for several vehicles and garaging.*







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Situated in a sought after and convenient location. Set in approximately 1.37 acres.

Open views across farmland.

Beautifully presented Victorian detached family home. Over 4,200 sq.ft. of superb flexible accommodation. Four reception rooms plus Conservatory. Family Breakfast Dining Kitchen.

Six double bedrooms.

Four bath/shower rooms.

Extensive landscaped private gardens. Tree-lined driveway.

Off road parking for several vehicles. Garaging.

The property is positioned in an idyllic semi-rural setting in the parish of Cotton Edmunds and is close by to the highly sought-after village of Christleton. Christleton itself is a thriving and popular village, offering a range of local amenities, including a general store, gastropub, hairdressers, dental practice, a village hall and church.

Close by is Vicars Cross Golf Club and the local school has a public pool with sports facilities, whilst Chester has a more comprehensive offering.

On the educational front, Christleton offers Ofsted 'Outstanding' state schooling with Christleton Primary School and High School. Highly regarded independent schools include King's and Queen's Schools in Chester, and Abbey Gate College, Saughton.

The property is well-placed for commuting to the commercial centres of the North West, with the A55 connecting to the M53, in turn leading to the M56 and M6 motorway networks. Chester Railway Station offers a direct service to London Euston within two hours.







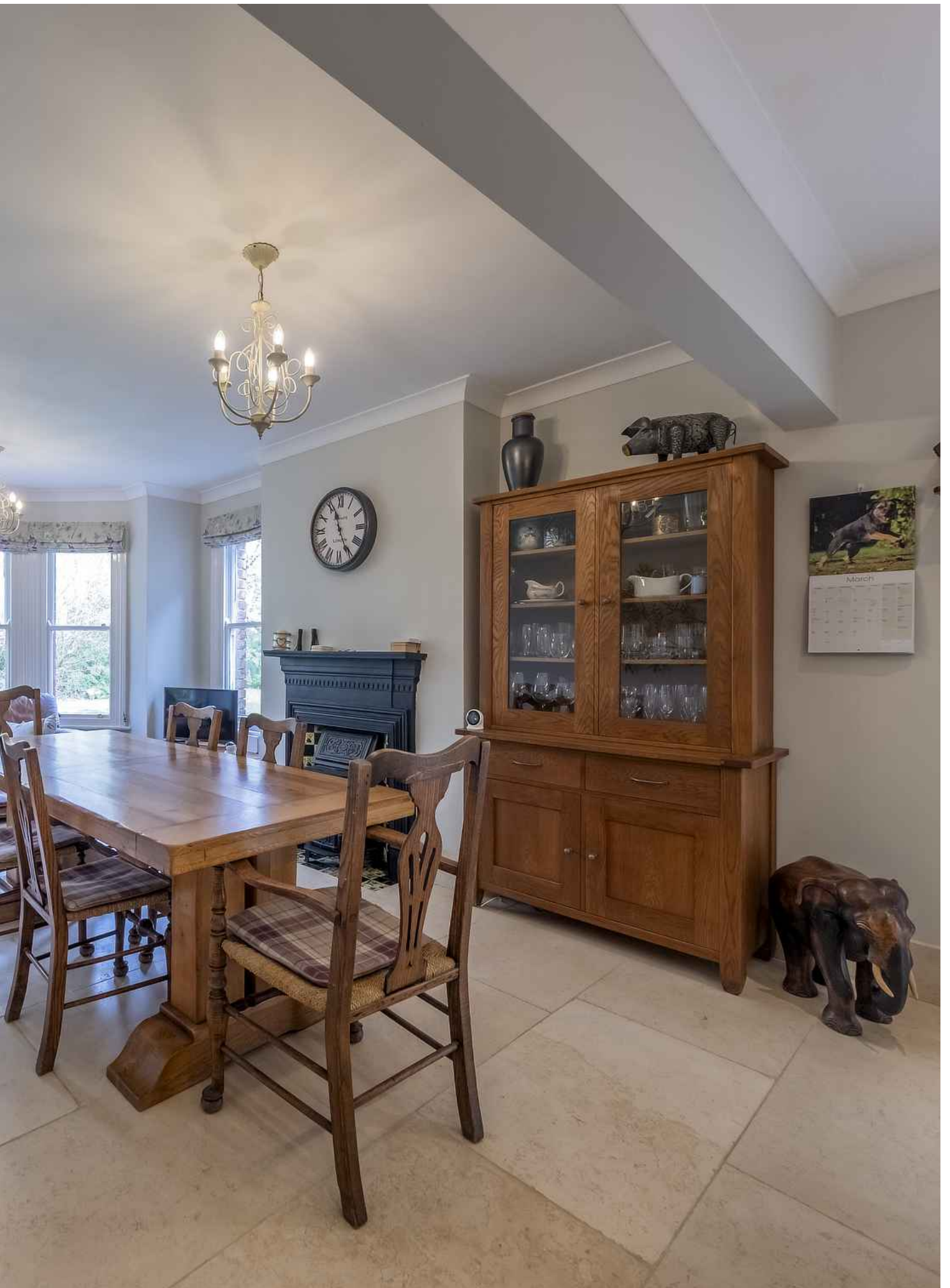
# BREAKFAST DINING KITCHEN



















# ORANGERY













**LOUNGE**







# CONSERVATORY







# SITTING ROOM





# HOBBIES ROOM









# MASTER BEDROOM



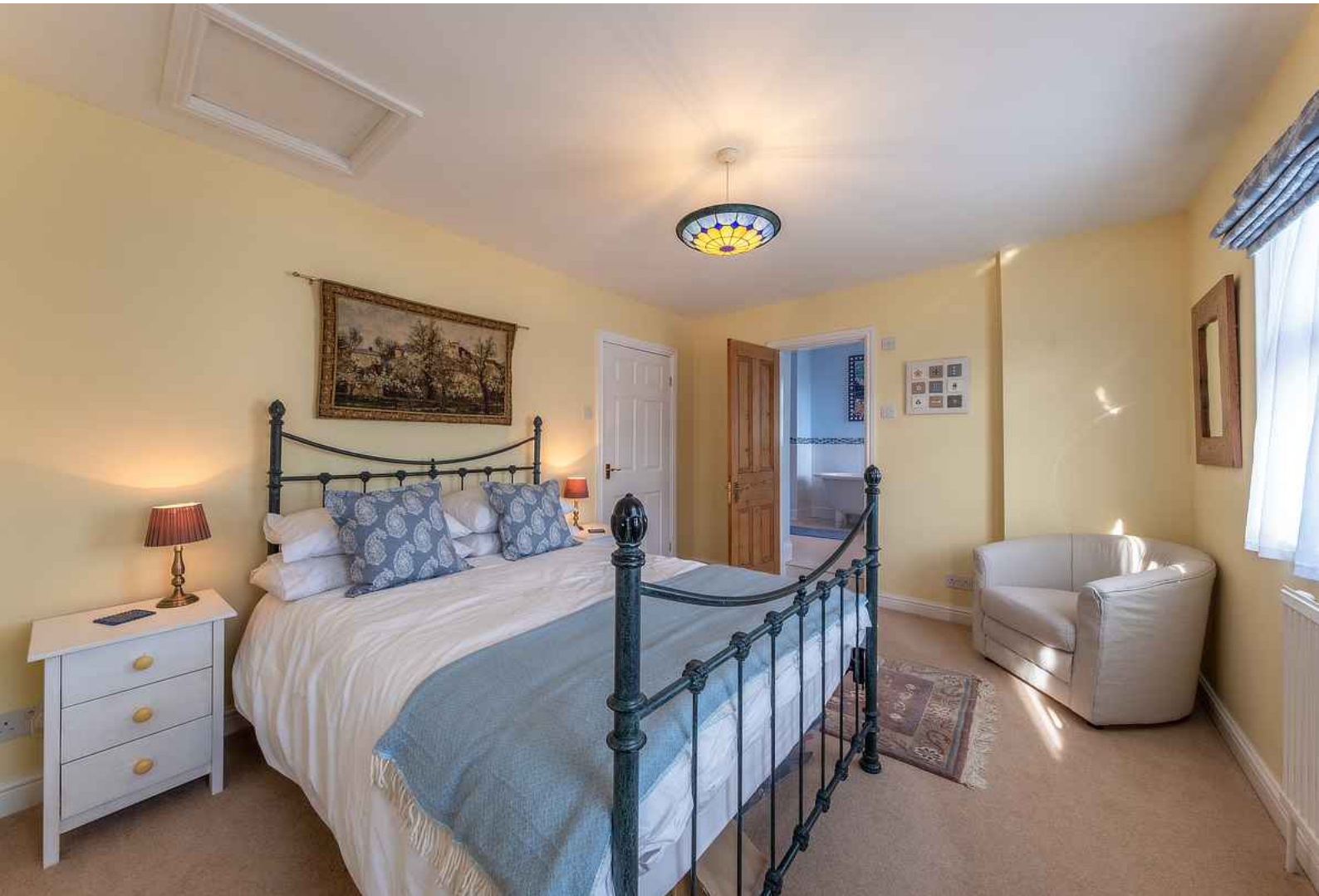








# BEDROOM TWO





# BEDROOM THREE





# BEDROOM FOUR





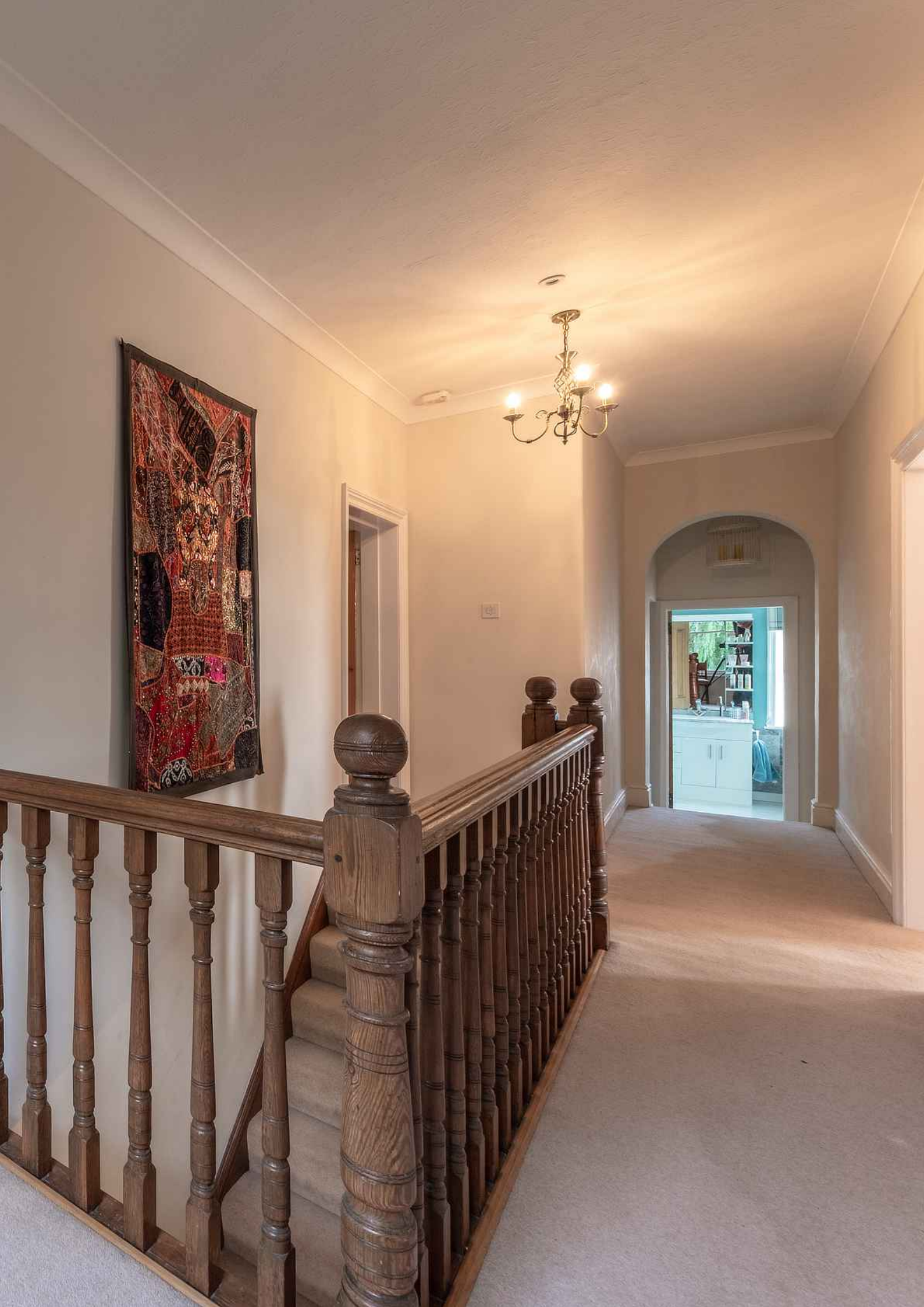


# BEDROOM SIX

















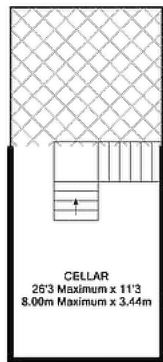




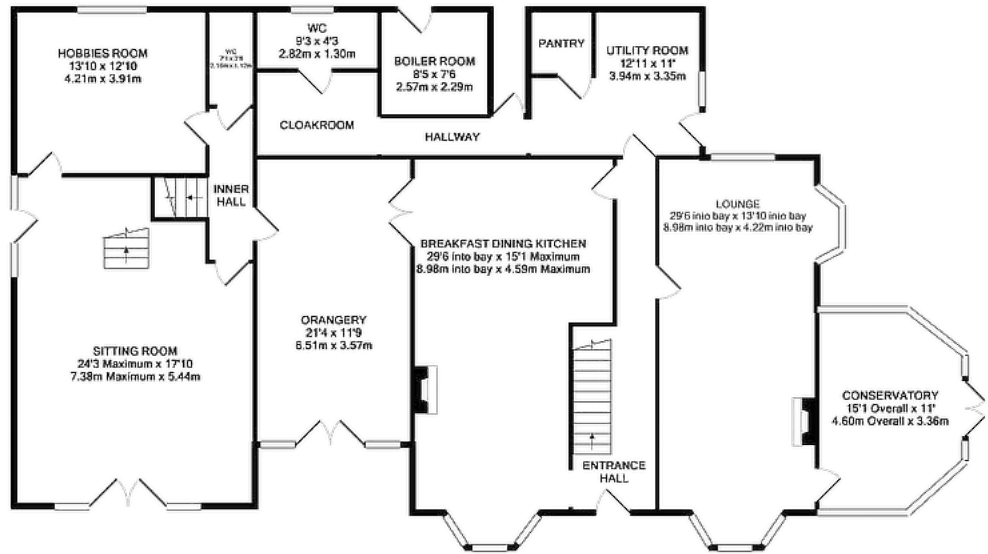




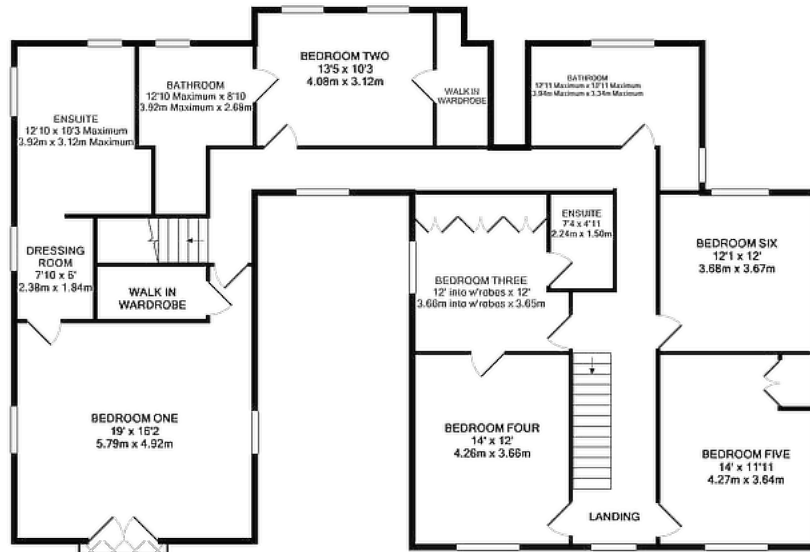




**BASEMENT LEVEL**  
APPROX. FLOOR  
AREA 180 SQ. FT.  
(16.7 SQ.M.)



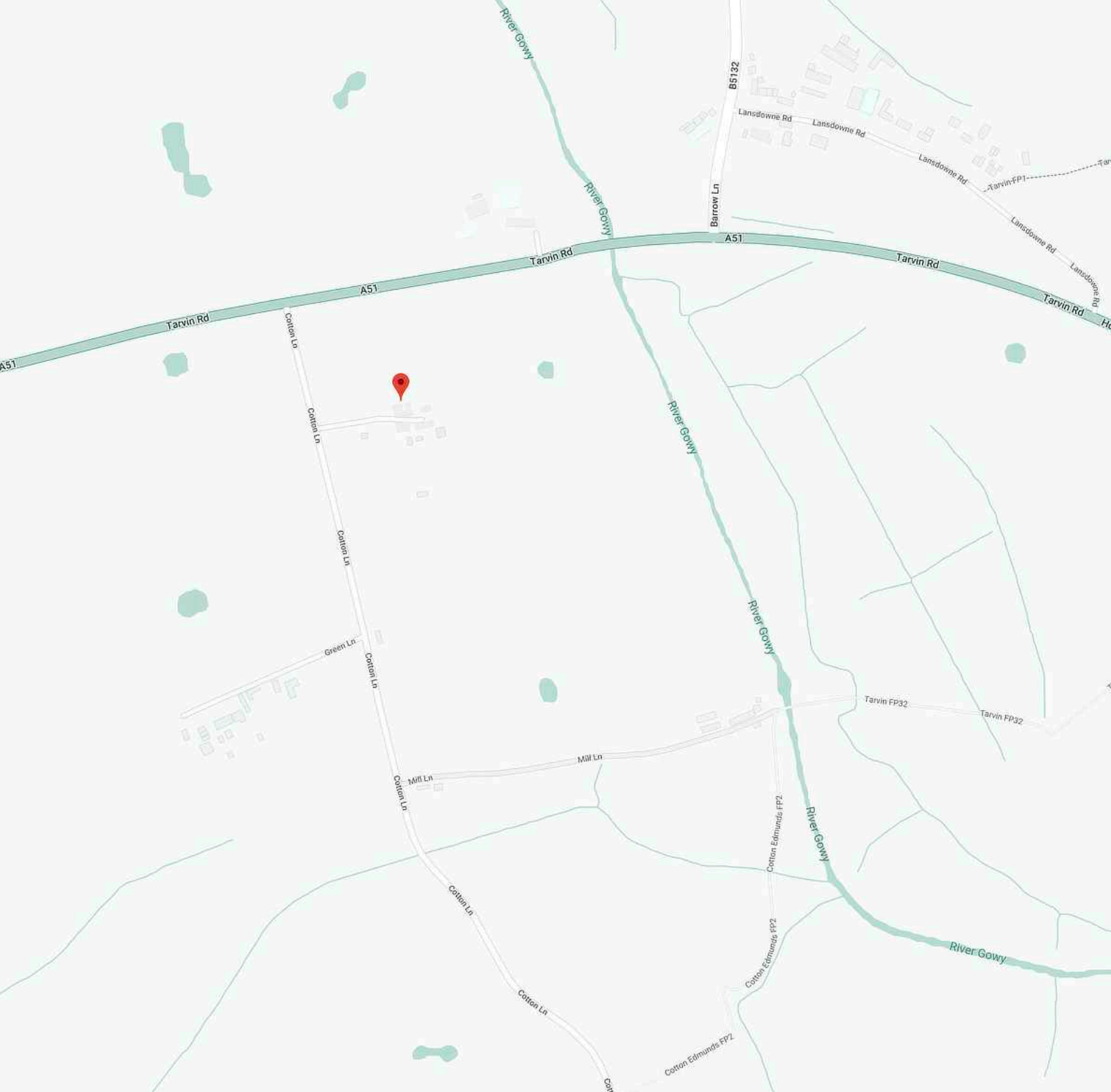
**GROUND FLOOR**  
APPROX. FLOOR  
AREA 2337 SQ. FT.  
(207.9 SQ.M.)



**1ST FLOOR**  
APPROX. FLOOR  
AREA 1642 SQ. FT.  
(151.2 SQ.M.)

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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**SERVICES (NOT TESTED)**

We believe that mains water, electricity, LPG central heating and drainage are connected.

**LOCAL AUTHORITY**

Cheshire West And Chester. Council Tax - Band G.

**POSSESSION**

Vacant possession upon completion.

**VIEWING**

Viewing strictly by appointment through the Agents.





**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

**TARPORLEY OFFICE**

56B High Street, Tarporley, Cheshire, CW6 0AG  
01829 730 021 - [tarporley@hinchliffeholmes.co.uk](mailto:tarporley@hinchliffeholmes.co.uk)

**NORTHWICH OFFICE**

28 High Street, Northwich, Cheshire, CW9 5BJ  
01606 330 303 - [northwich@hinchliffeholmes.co.uk](mailto:northwich@hinchliffeholmes.co.uk)

[www.hinchliffeholmes.co.uk](http://www.hinchliffeholmes.co.uk)