



LARCH
PROPERTY

LOWER ROCK FARM

AN EXCEPTIONALLY WELL PRESENTED FIVE BEDROOM FARMHOUSE WITH
OUTSTANDING VIEWS OF PECKFORTON & BEESTON CASTLES,
'TURNKEY' RENTAL BUSINESS WITH SEVEN INDIVIDUAL BARN CONVERSIONS,
EXEMPLAR EQUESTRIAN FACILITIES, SET IN ABOUT 14.3 ACRES.



“An unparalleled picturesque location”

ACCOMMODATION IN BRIEF

MAIN HOUSE

- Front porch
- Entrance hall
- WC
- Kitchen breakfast room
- Utility room
- 4 reception rooms
- Study
- Garden room
- Principal bedroom with ensuite bathroom
- 4 further double bedrooms, (one ensuite)
- 2 family bathrooms

RENTAL BUSINESS

- 7 high class individual barn conversions comprising:-
- Beeston- 1 bed
- Cholmondeley- 1 bed
- Peckforton- 3 bed
- Bolesworth - 3 bed
- Grooms Room- 2 bed
- Castle View- 1 bed
- Shepherds Rest- 2 bed
- All with gardens & parking
- Over-flow parking
- 2 cleaning rooms & staff WC

EQUESTRIAN FACILITIES

- American barn housing:-
- 10 Monarch stables
- 3 wash bays/solariums
- Tack room, WC & kitchen
- Traditional barn housing:-
- Isolation stable/store
- Store room
- WC & utility room
- Hay/machinery storage area
- 60m x 20m manege
- Separate timber stable block housing 2 stables, feed store & small field shelter

GARDENS & GROUNDS

- Landscaped gardens with stone terraces
- Two small lakes (timber pod overlooking one)
- Wooded dell & orchard
- Paddock land
- Large tarmac & gravel parking areas
- Front & rear electrically gated drives
- In all about 14.3 acres



LOCATION

Beeston 1m | Tarporley 4m
Tattenhall 4m | Chester 12m
Crewe Station 17m | Manchester 39m
Liverpool 53m (distances approx.)

The property is conveniently located about 4 miles south west of the popular town of Tarporley, which offers an extensive range of shopping and other facilities including highly regarded schools, public houses, a hospital and golf courses. It is situated just below Beeston Castle in some of Cheshire's most attractive countryside and enjoys far-reaching, rural views.

THE HOUSE

Lower Rock Farm is an extremely impressive and attractive former Peckforton Estate farmhouse, ring fenced by well-maintained gardens and paddock land.

The house is presented to an exceptional standard, with the current owners having undertaken a painstaking and thorough updating scheme, with a no expense spared mantra evident both to the internal fittings but also to the entire grounds.

Internally the house has generously proportioned rooms which have been beautifully decorated, with numerous period features that blend seamlessly with the modern day fittings. The layout is ideal for modern family living. The house enjoys a breathtaking location with south and easterly views of both Peckforton and Beeston Castles along with the Cheshire countryside.

The house is within daily reach of Manchester and Liverpool and Crewe mainline train station offering a regular service to London Euston (from 1 hour and 34 minutes). The Cathedral City of Chester, a Heritage City with Roman and Tudor origins, has a great array of shops, notable schools including Kings & Queens School, an expanding university and sporting facilities.



“Meticulous attention to detail in both the interior and exterior design”





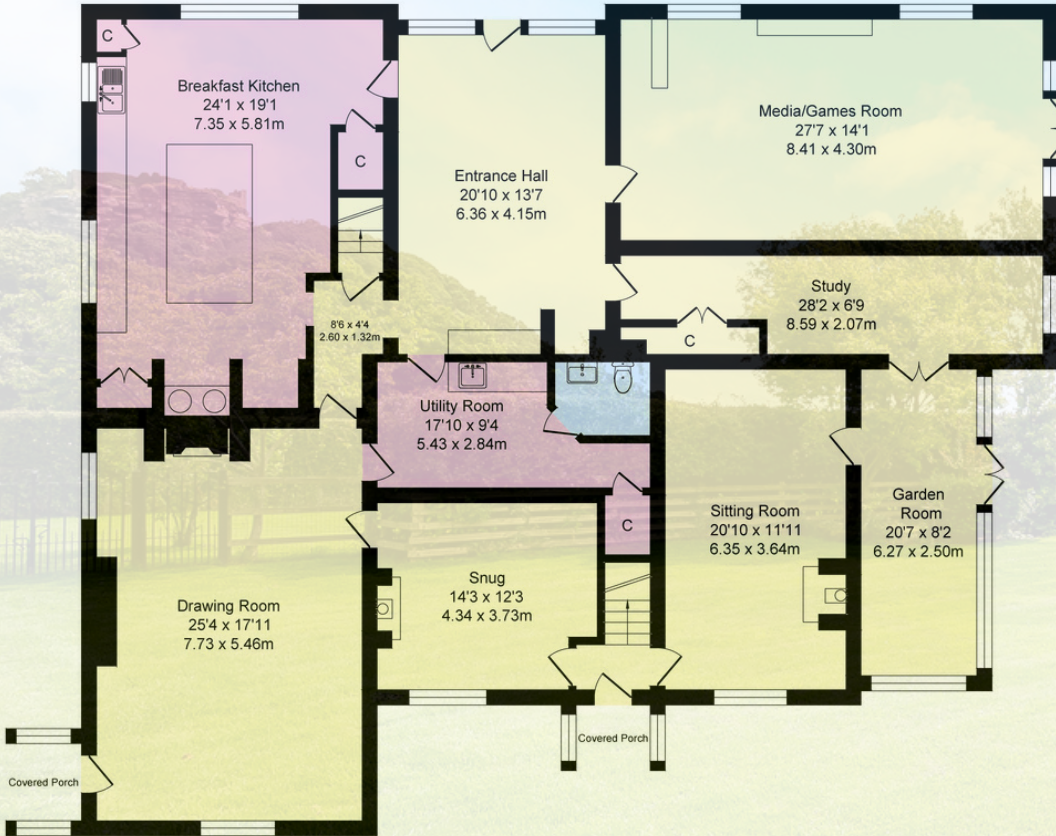
“An outstanding specification with a no expense mantra evident throughout”



Lower Rock Farm (main house)

Total Approx. Floor Area 4753 Sq.ft. (441.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
 Approx. Floor Area 2737 Sq.Ft (254.3 Sq.M.)



First Floor
 Approx. Floor Area 2016 Sq.Ft (187.3 Sq.M.)

GARDENS & GROUNDS

The gardens are a real feature with manicured level lawns, encompassed by well stocked herbaceous borders. The gardens wrap around three elevations with the principal lawns facing south and eastly. The garden room enjoys castle views with a wide stone terrace abutting the house. A gate leads from the formal lawns to an orchard area then onto a paddock where the timber stables lie. Behind the paddock land to the east is a small lake with a timber pod overlooking with wooden dell in the corner of this tranquil area. There is also a wide stone terrace to the rear of the house which overlooks the gravelled area with parking for numerous cars. Also to the rear is a wonderful lake with central island and duck house.



“Breath-taking views of both Peckforton & Beeston Castles”



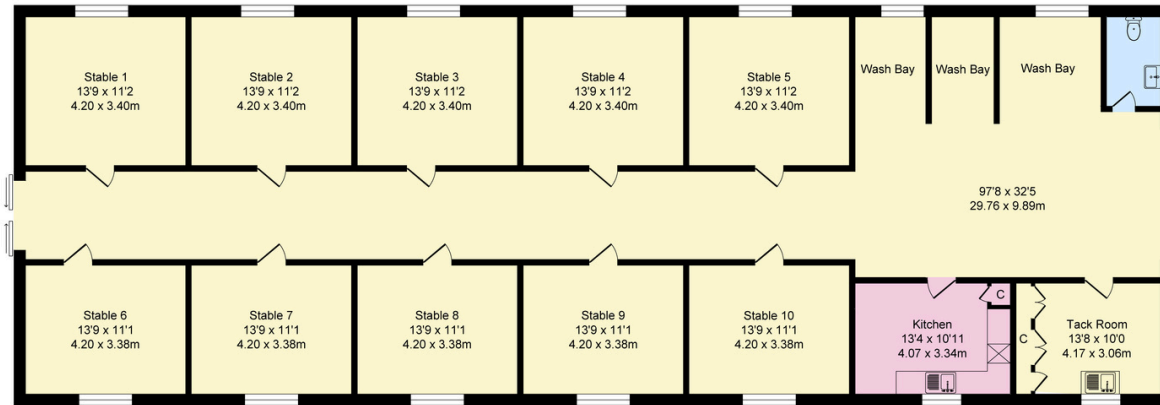


*“Extraordinary equestrian facilities,
beautifully maintained”*

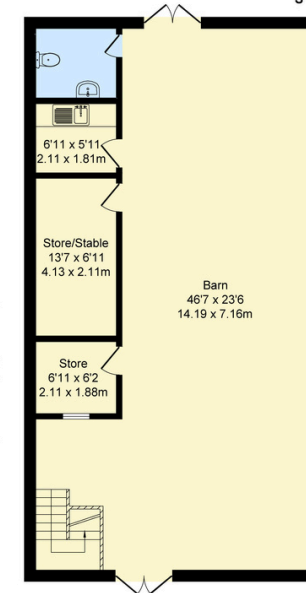


Lower Rock Farm
Total Approx. Floor Area 4261 Sq.ft. (395.9 Sq.M.)

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Stable Yard
Approx. Floor
Area 3168 Sq.Ft
(294.3 Sq.M.)



Barn
Approx. Floor
Area 1094 Sq.Ft
(101.6 Sq.M.)

THE EQUESTRIAN FACILITIES

The incredible equestrian facilities are made up of a timber American style barn which contains the principal stable block, housing an exceptional range of ten Monarch stables, all with rubber floors, complete with 3 wash bays with hot shower facilities and wiring for solariums. There is also a well equipped kitchen, WC, secure tack room and post and rail 60 x 20m manege.

Adjacent to the stable yard is a large traditional barn housing an isolation stable/store, store room, WC and utility room. There is a large area for storage of hay/bedding and machinery. There is a separate timber stable block housing two stables, feed store & small field shelter, located in a paddock. The paddock land is well maintained with newly erected fencing and water to most paddocks. The majority of the paddocks are accessible via the tarmacum or a hard core central spine road ideal for the winter months.



Castle View Rural Retreats

www.castleviewruralretreats.co.uk





THE RENTAL BUSINESS – CASTLE VIEW RURAL RETREATS

The current owner has converted the former traditional barns into exemplar rental/letting business, whilst maintaining the privacy of the farmhouse, done by clever design and aided by the two electrically gated entrances.

The website is called castleviewruralretreats.co.uk where you will see lots of information and pictures of the high specification that each unit displays.

This very successful business, nets a significant income (figures to be released to interested parties only) with seven lettable units managed by 53degreesproperty.com.

The units range from one to three bedrooms, all having gardens and two parking spaces.

DIRECTIONS

Heading south on the A49 from Tarporley to Whitchurch, turn right at Bunbury, signed to Beeston and Beeston Castle. Continue on this road for approximately 1 mile and at the end of the road turn left signed to Beeston Castle and then take the next right signed to Burwardsley and Tattenhall. Follow this road for 0.8 mile and Lower Rock Farm will be found on the right.

Postcode:- CW6 9UA.

What three words:- houseboat.colonies.frost



NAME	ACCOMMODATION	EPC
Beeston	1 bed, 1 bath, WC/utility room, kitchen/dining room, sitting room	D
Bolesworth	3 beds, 3 bath, WC, utility room, Kitchen, Dining room, sitting room	D
Cholmondeley	1 bed, 1 bath, WC, kitchen/dining room, sitting room	D
Peckforton	3 beds, 3 bath, WC, utility room, kitchen/dining room, sitting room	E
Castle View	1 bed, 1 bath, kitchenette/dining room, sitting	E
Shepherds Rest	2 beds, 2 bath, utility room, WC, kitchenette, sitting/dining room	E
Grooms Room	2 beds, 1 bath, kitchen, sitting/dining room	D

PROPERTY INFORMATION

SERVICES:

House: Mains water and electricity, oil fired central heating, private drainage, broadband, burglar alarm & CCTV

Lettable units: Mains water, electricity - separately metered, shared private tank drainage with house, each unit with its own LPG fired boiler

Stable yard: Mains water, electricity - separately metered, shared private tank with house

Local Authority: Cheshire West and Chester Council
Council Tax Band: G

TENURE: Freehold

EPC house: G

AGENTS NOTE:

- There is a public footpath running through the property
- An application has been submitted for disabled access to the lettable units, application number: 23/04018/FUL
- There is a restrictive covenant preventing the splitting of the lettable units from the main farm house
- The sporting rights have been retained by Lord Tollemache's estate
- The written consent from Lord Tollemache's estate needs to be granted before any alteration/development

Castle View Rural Retreats

Total Approx. Floor Area 6294 Sq.ft. (585.0 Sq.M.)

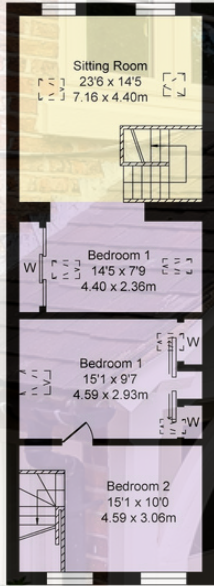
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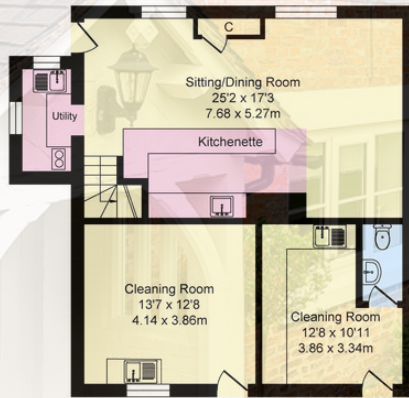
Castle View Ground Floor
Approx. Floor Area 209 Sq.Ft (19.5 Sq.M.)



Castle View First Floor
Approx. Floor Area 340 Sq.Ft (31.6 Sq.M.)



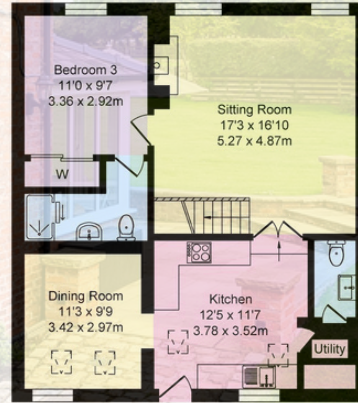
Shepherd's Rest First Floor
Approx. Floor Area 423 Sq.Ft (39.3 Sq.M.)



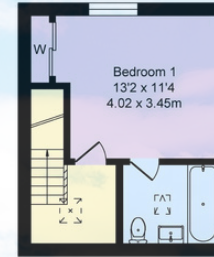
Shepherd's Rest Ground Floor
Approx. Floor Area 769 Sq.Ft (71.4 Sq.M.)



Peckforton First Floor
Approx. Floor Area 423 Sq.Ft (42.1 Sq.M.)



Peckforton Ground Floor
Approx. Floor Area 774 Sq.Ft (71.9 Sq.M.)



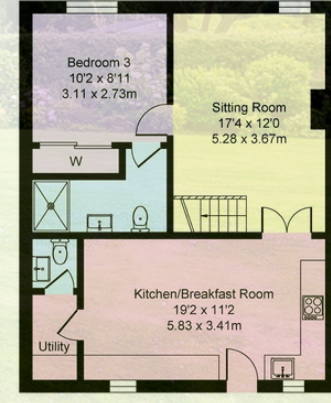
Cholmondeley Retreat First Floor
Approx. Floor Area 268 Sq.Ft (24.9 Sq.M.)



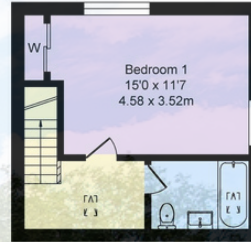
Cholmondeley Ground Floor
Approx. Floor Area 457 Sq.Ft (42.5 Sq.M.)



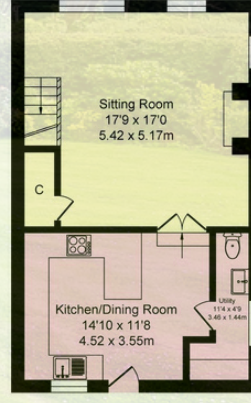
Bolesworth First Floor
Approx. Floor Area 401 Sq.Ft (37.3 Sq.M.)



Bolesworth Ground Floor
Approx. Floor Area 672 Sq.Ft (62.4 Sq.M.)



Beeston Retreat First Floor
Approx. Floor Area 301 Sq.Ft (28.0 Sq.M.)



Beeston Retreat Ground Floor
Approx. Floor Area 517 Sq.Ft (48.0 Sq.M.)



LARCH
PROPERTY

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