



Strawberry Farm
Strawberry Cross, Backford



LARCH
PROPERTY

Strawberry Farm

Strawberry Cross, Whitby Lane
Backford CH1 6PH

A unique 4-bed former farmhouse with an excellent range of outbuildings, suitable for a wide range of uses, stables and equestrian facilities, all within 9.27 acres

- A handsome detached property, with excellent equestrian facilities
- Impressive entrance hall, large living room, dining room, breakfast/kitchen room and adjacent smart conservatory and study
- 4 double bedrooms, one with ensuite and family bathroom
- Several adjacent outbuildings for storage and workshops
- Significant outbuilding, converted to a garage, office and workshop. Suitable for a range of uses such as annexe or AirBnB, subject to planning
- 7 stables with tack room facilities, kitchenette and storage
- Standing in circa 9.27 acres



DESCRIPTION

Strawberry farm is a substantial property offering extensive equestrian facilities and multipurpose outbuildings which offer a range of alternative uses subject to planning permission.

The front door leads into a welcoming entrance hall with high ceilings and features exposed beams that continue throughout the property. The hallway provides access to the downstairs study and WC, along with the principal living room with brick fireplace and wood-burner, double doors to courtyard, exposed beams and staircase leading to the first floor. From the living room is the dining room and kitchen, well equipped with integrated appliances including ovens, gas hobs and central island. A characterful stable door leads to the courtyard allowing for alfresco dining. Off the kitchen is a sizeable conservatory with roof lights, plumbing for washing machine and double doors leading onto the enclosed rear courtyard.

The first-floor features a spacious landing with views across the paddocks. The principal bedroom includes exposed beams, a walk-in wardrobe, additional fitted wardrobes and ensuite shower room. Three further double bedrooms and well served by a family bathroom with a roll top bath, walk-in shower and separate WC.





EXTERNALLY

The property is approached through a timber gated entrance via Whitby Lane. A mature garden to the front of the property continues past the house and onto a large parking area with plenty of space for parking and turning of trailers.

There are two extensive brick-built outbuildings. The first containing five stables and a tack-room. The second is a large two storey brick-built building under a slate roof. This building is currently used as a garage with electronically operated door, utility room, hallway with WC and office on the ground floor with a staircase leading to a large space on the second floor. This building is ideal for a range of uses, including offices and potential secondary residential etc, subject to planning permission.

Beyond these buildings is a modern timber range with two stables and a wash bay, standing on a large concrete pad.

All buildings have the benefit of mains water and power connected



LAND

The grazing land, of approximately 9 acres, is located to the rear of the property. Split into two paddocks and enclosed by a mixture of mature hedging and post and rail fencing, also includes a chicken run. The land has an overage provision for any development outside of Agriculture or Equestrian uses. The uplift is 25% of the enhanced value and the provision expires in October 2038.

SERVICES

Mains electricity, water and drainage

Mains gas fired central heating and hot water

EPC: D

LOCAL AUTHORITY

Cheshire West

www.cheshirewestandchester.gov.uk

Tax band G

VIEWINGS

Strictly by prior appointment with the agents Larch Property on 01948 666695 or 01743 709249.

APPROX DISTANCE (miles):

Ellesmere Port 1m | Chester 5m |

Liverpool 16m | Manchester Airport 30m

Manchester City Centre 38m





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