

















# Field Farm Marston Lane

Marston, Northwich

Field Farm: A picturesque 6-bed countryside retreat on Marston Lane, Marston. Boasting a versatile layout, modern amenities, landscaped gardens, and over 2 acres of land. Perfect blend of traditional charm and contemporary living.

Council Tax band: G

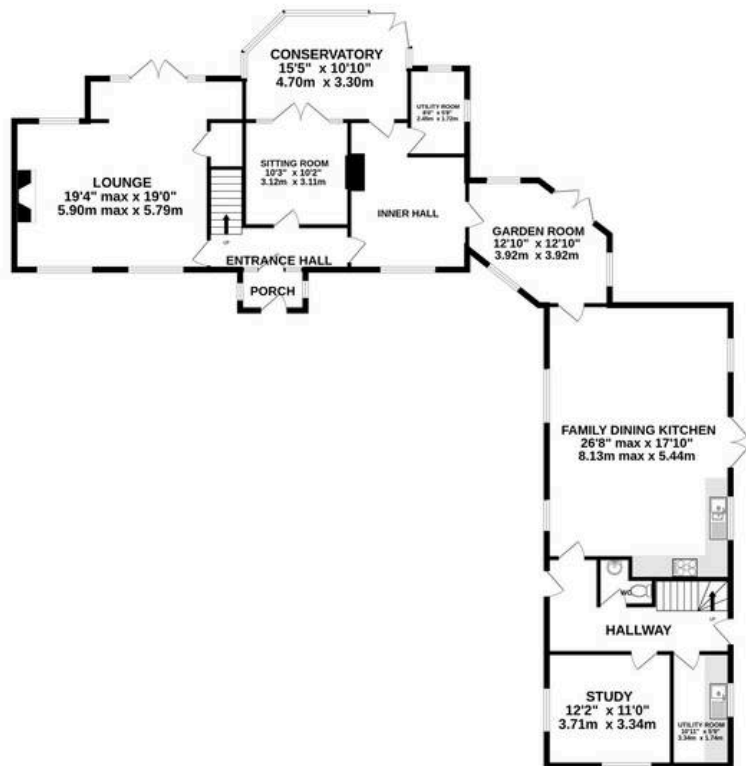
Tenure: Freehold

EPC Energy Efficiency Rating: C

- Farm house and adjoining converted barn in around 2 acres
- Six bedrooms and four bathrooms in a highly flexible, multi-generational layout
- Large open plan living kitchen/diner plus several reception rooms
- A great synergy of period charm and modern open-plan living requirements
- Gated driveway with parking for several vehicles and double garage
- Extensive landscaped gardens with large fish pond plus additional paddock to front of around an acre



GROUND FLOOR  
1829 sq.ft. (169.9 sq.m.) approx.



1ST FLOOR  
1378 sq.ft. (128.0 sq.m.) approx.



2ND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 3634 sq.ft. (337.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

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



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