



Sandybank Farm

— LITTLE BUDWORTH —



A home of character, space and light, Sandybank Farm sits enveloped within over an acre and a half of mature gardens, in the heart of the Cheshire countryside, less than half a mile from the beautiful village of Little Budworth.



Escape to the country

Built over 40 years ago by the current owner, Sandybank Farm takes its name from the sandy bank within which it was built. South-facing, soaking up every moment of sunlight, Sandybank Farm was designed to make the most of the verdant landscape over which it presides. Approach along one of two driveways, the upper drive once the working route during Sandybank Farm's days of rearing calves. A large shed, originally used for farm repairs and lined with its original features, remains in place. Currently used for storing cars, it comes complete with a pit beneath.

Room for all

The lower driveway, added to provide a 'clean' entrance to the home, offers ample parking and leads to a second large storage shed, before sweeping up towards the farmhouse, where a triple car garage provides sheltered parking, adding both convenience and practicality. Softened by fields and greenery, sense the serenity of nature at Sandybank Farm from the moment you arrive, making your way to the shelter of the porch, and stepping indoors.

Light and bright, the carpeted entrance hallway serves the main living spaces at Sandybank Farm, providing access through to the living room on the left.





Warmth and welcome

An ideal 'day' room, with views to the gardens and trees, and a bay window looking out over the fields to the front. Spacious and versatile, the living room connects through to the large and bright conservatory, from where the views over fields and garden open up. Slide back the doors and slip outside into the birdsong and blissful sunlight of the expansive garden.

Returning to the entrance hall, refresh and revive in the convenient downstairs bathroom. The original bathroom to Sandybank Farm when it was first built as a bungalow, this large, light-filled bathroom features plenty of storage in the vanity unit within which the wash basin sits and is also furnished with a shower and WC.



Family time

Streaming with sunlight, step from the entrance hall into the spacious dining kitchen. South-facing, it offers plenty of room for a large dining table, with French doors providing instant access to the patio, making al fresco dining a must in the summer at Sandybank Farm.

Soft grey-green cabinetry provides so much space for all your culinary essentials, with a five-oven Aga infusing warmth throughout the room. Farmhouse in its feel, this modern kitchen, with views to both sides, is also furnished with a microwave, built-in fridge-freezer and Bosch oven, as well as a wall-mounted television wired into the wall, ensuring this space is ideal for both cooking and entertaining.

“As the home faces south, the internal doors are glazed so that the light comes through into all the rooms at the rear.”





Practical places

An ideal everyday entrance, with access directly out to the garden, opening up from the kitchen is the utility room, where the upcycled kitchen cabinetry provides plenty of storage. Light and bright, the utility room houses the recently fitted boiler, regularly serviced and fitted in 2022, alongside the washing machine and tumble dryer.

Spacious living is at the heart of Sandybank Farm, a home with an easy flow, perfect for both family living and entertaining. Opening up via glazed doors to the left of the kitchen is the main lounge; bountiful and bright, where sliding doors open to the garden and driveway. An L-shaped room, providing a cosy nook and a vast, open space in which to read, retreat, relax and reconnect with family and friends, a log-burning stove emanates warmth and welcome.

Formal feasting can be enjoyed in the dining room, also opening up off the kitchen, past the second set of patio doors opening to the garden.





Indoor-outdoor living

Another room in connection with the outdoors, French doors open once more to the patio, perfect for easy entertaining flow indoors and out in the summertime. Decorated in muted, neutral tones as throughout, this elegant room features attractive coving and plaster ceiling rose, enhancing the sense of occasion when dining. A room made for celebrations and special occasions, the open fireplace packs the room with ambient warmth.

From the entrance hall, ascend the stairs to the first-floor landing. Spacious and practical, there is plenty of space to install a desk or armchair beneath the window on the gallery landing, creating a study spot or reading nook.





Sweet dreams

Privately positioned to the left, peaceful slumber beckons from the main bedroom, a room awash with light, two large windows framing far reaching views out over the garden and fields to the south. A wall of wardrobes offers plenty of storage, with further space for toiletries in the built-in vanity unit cabinetry of the shower room en suite.



Opposite the stairs, the main family bathroom is a pristine sanctuary, elegantly tiled to the walls in buff spa-like shades and featuring both a freestanding claw foot bath with gold taps and trimmings, alongside a separate shower cubicle. Never used by residents, and barely used by guests, the bathroom has a fresh, untouched feel, all enhanced by the leafy views from the window.



Across the landing, a second spacious double bedroom provides views to the rear, with a third bountiful double bedroom just along the landing next door. Storage space abounds at Sandybank Farm, with built-in wardrobes and bedside tables featuring in the capacious guest suite, privately situated at the far end of the landing, served by a tastefully tiled shower room en suite.





Outdoor living

Set within around an acre and a half of beautifully tended gardens, the garden at Sandybank Farm is a true haven. With a keen eye for planting, the current owners have created a private, tranquil space filled with a rich variety of trees, shrubs and vibrant flowers. Lush lawn flows out, framed by mature trees, offering plenty of shade and seclusion, while climbing roses entwine the latticework on the outside of the home, blooming from spring through to late autumn for that classic farmhouse feel.

Whether enjoying the sunshine or seeking shade, every corner of the garden provides a peaceful, private retreat. Fully dog-proofed and secure, the garden is perfectly safe for children and pets and ideal for both relaxing and entertaining.



Dive into country living

At the heart of the outdoor space with sweeping views from the patio out over the surrounding garden and fields is a large pool building. The three large sliding doors that open onto the patio have been recently replaced, ensuring a seamless flow from the indoors to the outdoors. While the pool itself has been drained, this building is ready for reimagining into a sublime leisure complex, holding great potential for making the most of the beautiful countryside views.



Out and about

Sandybank Farm is perfectly placed to offer the best of both countryside and village life. Directly from the doorstep, a bridlepath leads beyond the fields, connecting the village to the surrounding countryside. This scenic path leads to the top road and opens up access to Little Budworth Country Park, perfect for enjoying nature at its most tranquil.

The Cheshire village of Little Budworth is just half a mile away, offering a welcoming, tight-knit community. For a spot of leisure or socialising, the local pubs are the heart of the village. The Red Lion, a local favourite, is just a short stroll away, while the Egerton Arms at the other end of the village is another great choice for dining. Pick up all your essentials at the well-stocked farm shop by the Egerton Arms, offering everything from fresh bread and milk to a variety of local produce.

When it comes to family life, Sandybank Farm is conveniently located for schools, with both primary and secondary schools available in nearby villages including Winsford, Utkinton, Delamere, Norley and

Tarporley. For further study, the vibrant city of Chester is only 14 miles away, providing a wealth of independent educational opportunities and home to the university.

Well-connected to both local and national transport routes, the nearby A49 offers easy access to the wider area, while the train station in Chester makes commuting further afield a breeze.

For those with a penchant for motorsport, Oulton Park is just a short drive away, and as a resident, locals can enjoy passes to all of the exhilarating events hosted throughout the year. With a wealth of countryside walks, charming local amenities and excellent schools and transport links, Sandybank Farm combines the best of rural and village living.

Ask the owners

Where do you go when you need...



Groceries?

The Village Shop or The Hollies Farm Shop, Little Budworth



A local pub?

The Shrewsbury Arms, Little Budworth



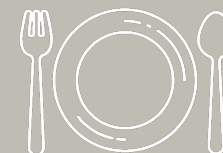
A walk?

There are lots of local walks on the doorstep, including Delamere Forest



A day out with the family?

Oulton Park, Delamere Forest or Cotebrook Shire Horse Centre



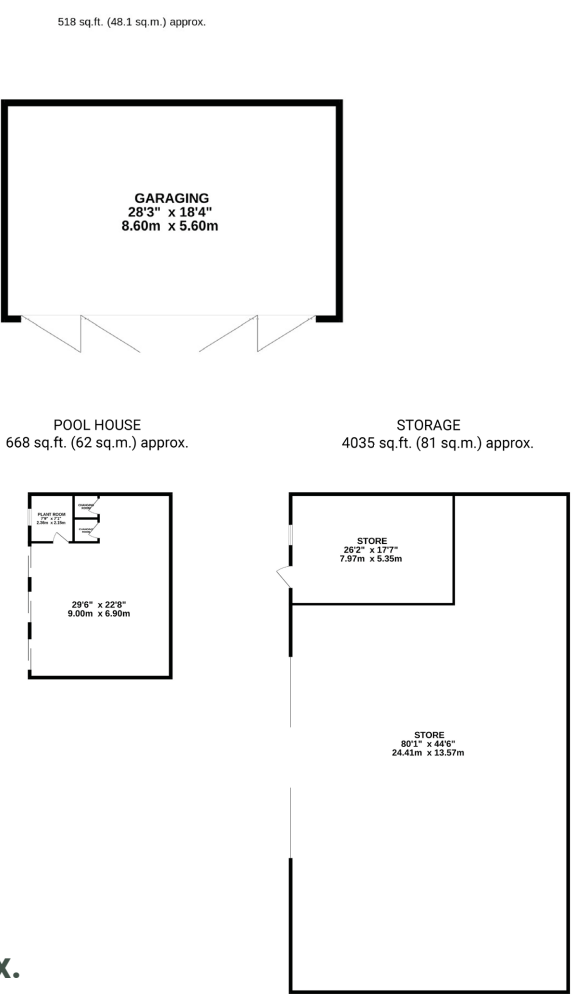
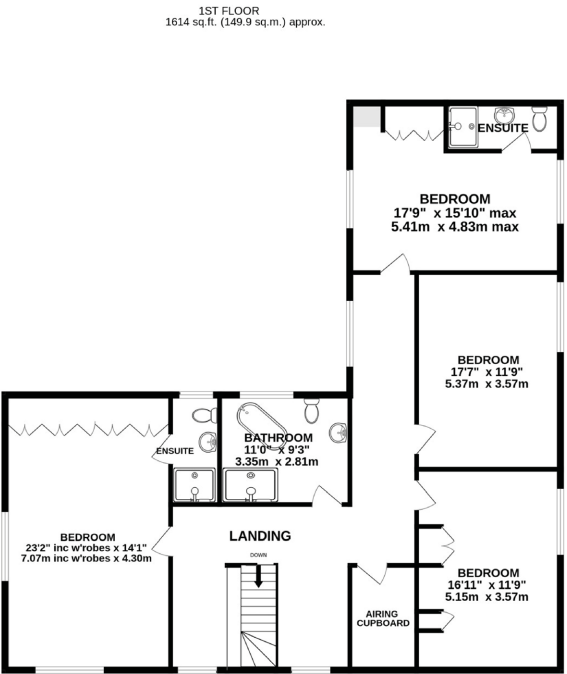
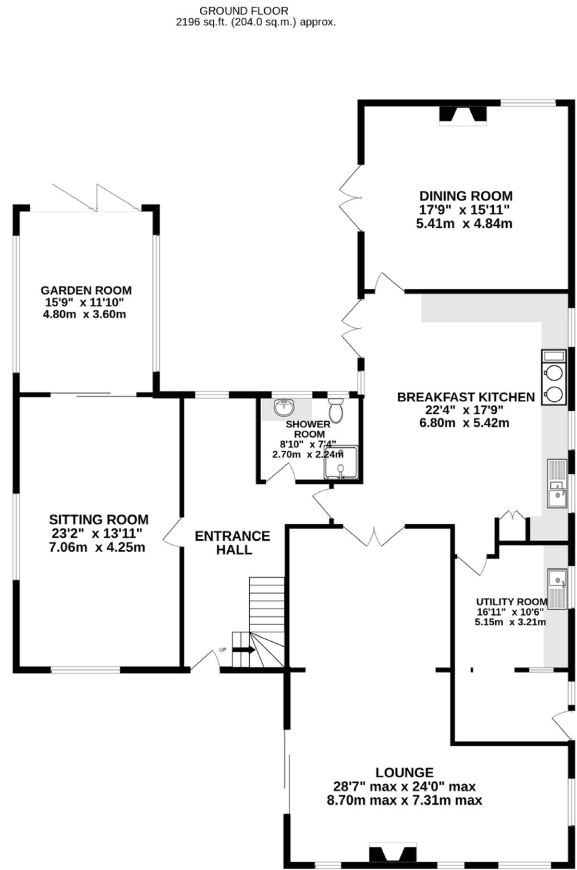
A bite to eat?

Fox and Barrel, Cotebrook or The Fishpool Inn, Delamere



School?

You are well served with excellent Primary Schools including Delamere CofE, Sandiway, Whitegate or Eaton.



TOTAL FLOOR AREA: 8557 sq.ft. (795 sq.m.) approx.
EXCLUDING GARAGE AND OUTBUILDINGS: 3809 sq.ft. (354 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Key features

- Combining the best of rural and village life in the heart of the Cheshire countryside
- 3809 square feet of internal living space, plus garage and outbuildings
- 668 square feet swimming pool house
- Stunning 1.5 acre plot adjoining fields in a village edge location
- Expansive interiors with a large Kitchen, Conservatory and multiple reception rooms flooded with natural light
- 4 bedrooms and 4 bathrooms
- Easy walking distance to The Red Lion pub and St Peter's Church in Little Budworth village
- Close to excellent schools, charming village and countryside walks
- Easy access to the transport/commuter links

See Ian's
Video
Tour

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	71 C
39-54	E		
21-38	F		
1-20	G		

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