



**GASCOIGNE
HALMAN**

GOLDFORD HOUSE, GOLDFORD LANE, BICKERTON

THE AREAS LEADING ESTATE AGENT

Superb and unique plot of 0.34 acre amidst the Bickerton Hills, located on a prestigious lane, comprising a spacious detached house with potential, subject to planning, to demolish and rebuild

COMMENT FROM ROBERT REED OF GASCOIGNE HALMAN

It has been fascinating and inspiring in equal measure to note the way that Goldford Lane has developed in recent years. The fundamental appeal of the location is the rural beauty, with outstanding walks on the doorstep via a combination of public footpaths, national trust land and the Sandstone Trail. The development has been notable in property terms, with a combination of spectacular bespoke new builds and carefully crafted restorations. It is, without question, one of the most sought after residential addresses in this part of the County.

As presently configured, the house comprises a three bedroom, two reception room detached residence, set in mature gardens and enjoying lovely views. There is obvious scope to adapt, enhance and significantly extend the house, subject to planning permission being granted. However, in my view, given the location, I feel it likely that a future purchaser may well follow the established precedent in the road and seek to demolish the existing and replace with a stunning bespoke contemporary home that takes in fully the surrounding views.

Planning permission would be required from the local authority to extend or rebuild the house. There is though a very encouraging planning history here, given that planning consent previously existed for the demolition of the present dwelling and replacement with a new dwelling extending to 5608 square feet. For those interested in seeing the relevant documentation, it can be found on the Cheshire East Council Planning Portal Reference No. 15/1481N - May 2015)

In my younger days, I always enjoyed the quiz show GOING FOR GOLD. Perhaps a relevant reworking of that name here is GOING FOR GOLDFORD HOUSE. If you develop this site to its full potential, you will feel like a winner and enjoy a unique lifestyle in a special location.

For a personal description of the property or to arrange a viewing, please contact myself or the Gascoigne Halman Tarporley office.

TENURE / SERVICES / VIEWING

TENURE We believe the property is FREEHOLD tenure, this will be confirmed as part of the legal process.

SERVICES We understand that mains electric and water are connected. Oil and LPG are presently utilised. Private drainage system.

VIEWING Viewing by appointment with the Agents Tarporley office.

LOCATION

Bickerton, Bulkeley and the nearby villages of Ridley and Peckforton are renowned for their natural beauty and proximity to surrounding countryside. Bickerton is near the centre point between Nantwich, Tarporley and Malpas, three highly attractive areas renowned for individual retail outlets and immense character and charm.

The area as a whole is ideal for those who enjoy rural living with walks in Bulkeley Hill Wood, Bickerton Hills and the Sandstone Trail all readily accessible. The National Trust have recently taken over the management and ownership of many of these walkways thereby providing future protection as to the use of the land. There is a great selection of nearby pubs and restaurants, The Bickerton Poacher which has always been popular with locals is just a short walk away. The Cholmondeley Arms, The Pheasant Inn at Burwardsley and The Dysart Arms are also all within a short drive.

Bickerton not only benefits from being a peaceful rural area but also has the historic and much loved city of Chester less than fourteen miles away, providing one of the North West's leading retail and commercial centres and all the amenities a city has to offer. Also just a short drive away is the popular village of Tarporley boasts a diverse selection of amenities including a great selection of cafes, restaurants and public houses, three active churches, a community centre, tennis court and a wonderful collection of locally owned stores and fashion boutiques.

For those requiring nearby education, Bickerton Holy Trinity CoFe Primary School provides young families with easy access to a high standard of education and other highly reputable schools can be found in the surrounding areas including; Tarporley and Bishop Heber High Schools, Abbeygate, Kings and Queens of Chester and The Grange in Hartford.

There are excellent commuter links with access to the A41, A49, A51, A55, M56, M6 and M53 within reasonable travelling distance. With regards to railway services, there are stations at Chester, Whitchurch and Nantwich. Fantastic connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes. Two international airports can be located within 50 minutes drive - Liverpool John Lennon International Airport and Manchester International Airport.



TARPORLEY OFFICE

01829 707885

tarporley@gascoignehalman.co.uk

62 High Street, Tarporley CW6 0AG

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (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 Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.