



**GASCOIGNE
HALMAN**

LAUREL FARM, INCE LANE, ELTON, CHESTER

THE AREAS LEADING ESTATE AGENT



LAUREL FARM, INCE LANE, ELTON, CHESTER

£695,000

An iconic and substantial Grade II Listed farmhouse with a separate high quality two bedroom luxury annexe.

Laurel Farm is a substantial early 18th century farmhouse, with a history dating back to 1705 and possibly with earlier origins. It is an architecturally handsome home of impressive proportions that is rich in character, both externally and internally and fully deserving of the Grade II Listed status.

Along side the farmhouse, a separate barn has been converted to create a luxurious annexe, suitable for extended or dependent family members, home working or as a valuable income generating opportunity.





LAUREL FARM, ELTON

Iconic and Substantial Grade II Listed Farmhouse

Adjacent Luxury Barn Conversion Annex

Village Conservation Area Setting

Private South Facing Rear Garden

Farmhouse Extends to Almost 4000 sq ft

Rich In Period Features Throughout

Farmhouse - Five Large Bedrooms and Three Bathrooms

Annexe - Two Double Bedrooms, Both En-Suite

Garage, Outbuilding and Ample Parking

LAUREL FARM | INCE LANE, ELTON, CHESTER

The farmhouse has beautifully presented accommodation of scale and presence yet it feels really homely and is of manageable proportions. The accommodation is arranged over two floors and extends to almost 4000 sq ft (371 sq m). There is ample, versatile space that can be adapted to suit individual requirements but in principle, it offers five living rooms, a study, fitted kitchen, utility room, five large bedrooms and three bathrooms. There are also useful cellars and attic space for storage.

The Drift Barn extends to over 1100 sq ft (108 sq m) and provides high quality accommodation with the layout including a large open plan lounge/dining room, kitchen, utility and cloakroom, two large double bedrooms, both en-suite.

The two buildings sit either side of a walled courtyard that provides ample parking and leads to a large garage with adjoining workshop and store room. There are large private South facing gardens extending to the rear of the farmhouse with patio areas and lawn. A further parking area is located to the rear and there is a detached garden studio/workshop.

LOCATION

This property is situated in the old village conservation area of Elton which has an interesting mixture of character properties including several other listed buildings. Elton is a popular residential village with local bus and rail service, a selection of







local shops, a popular village pub and a primary school. Junction 14 of the M56 motorway is located within a few minutes drive of the village facilitating easy daily travel to all major commercial centres via the motorway network. Helsby is 3 miles away, Frodsham 5 miles away and Chester is approximately 10 miles away.

TENURE

Freehold.

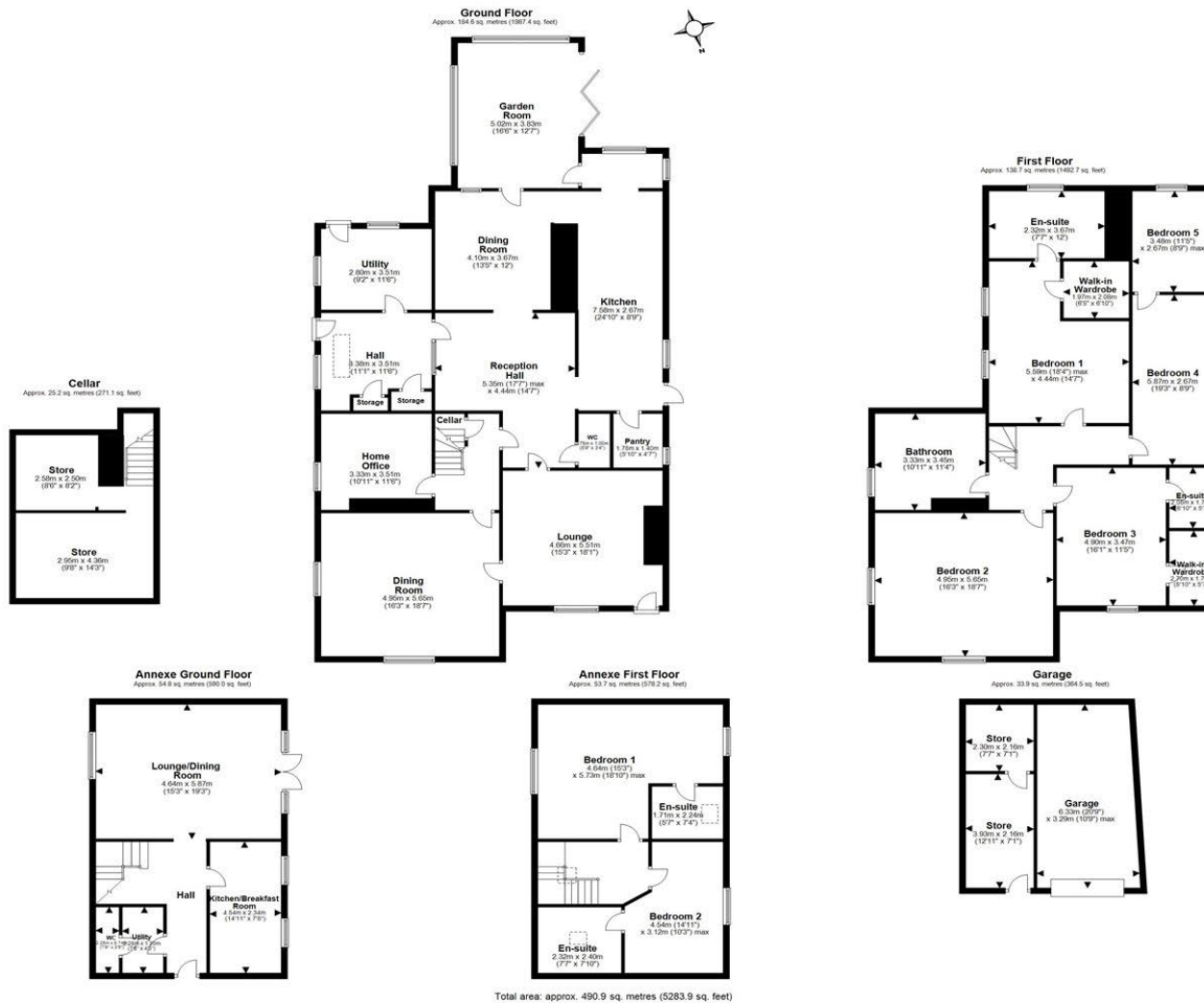
COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Listed Building Exemption.





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