



**Westbrook Farm**  
Hollow Lane, Kingsley, Cheshire, WA6 8EF

**Rostons**  **VILLAGE & COUNTRY HOMES**  
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# Westbrook Farm

Hollow Lane, Kingsley, Frodsham,  
Cheshire, WA6 8EF

Guide Price – OIEO £675,000

Enjoying a central village location in the heart of rural Cheshire, yet only 3 miles from the market town of Frodsham, Westbrook Farm is situated in an accessible countryside location that is still convenient for regular commuting.

Westbrook Farm is a former stock farm that has been in the same family for three generations. It comprises a Farmhouse with annex adjoining and a range of traditional buildings. The property also benefits from full planning consent for the conversion of the farmhouse into two dwellings and the traditional barns into four dwellings with associated garages.

It provides the opportunity for someone to put their stamp on a large family home, or to make use of the planning permission and develop an exclusive residential development.

## LOCATION & VILLAGE INFORMATION

Westbrook Farm is located in the heart of Kingsley Village. Kingsley is a popular rural Cheshire village with a thriving community all within proximity of Delamere Forest. There is an excellent range of local facilities including a village store, post office, two schools, pub, churches and a pharmacy, along with plenty of activities such as Kingsley Cricket Club or Zumba, Yoga and Pilates at Kingsley Village Hall.

## APPROXIMATE DISTANCES

Frodsham – 3 miles

Northwich – 8 miles

The nearby towns of Frodsham and Northwich provide a wider range of shops, services and facilities. The road, rail and motorway networks in this area allow for easy commuting. The historic city of Chester is approximately 12 miles away and provides a wealth of shops, services, places to eat and drink along with museums and historical features such as the Chester Walls and the Roman Amphitheatre.







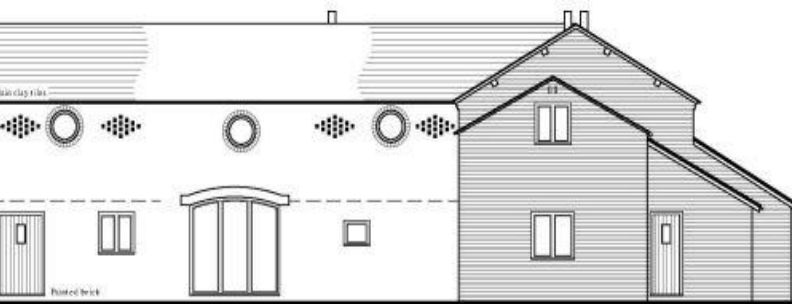
Front (south) Elevation to Hollow Lane

Proposed elevation of Farmhouse



West Elevation to Courtyard

Proposed elevation for Barn Conversion



South Elevation to Courtyard

Proposed elevation for Barn Conversion



### ACCOMMODATION

In brief the current accommodation comprises, a painted stone and L shaped farmhouse with a tiled roof. Inside there is a kitchen, pantry and three reception rooms on the ground floor, along with three bedrooms and a main bathroom on the first floor.

The adjoining annex comprises a former dairy with stone slab floor, kitchen, lobby and living room, with two bedrooms on the first floor and an attic room on the second floor. The farmhouse and annex are in need of renovation and modernisation throughout.

### PLANNING PERMISSION

Full planning permission under 17/04305/FUL has been granted for the following development: Conversion of traditional farm buildings into four dwellings. Alteration and subdivision of existing farmhouse to two dwellings. Conversion of traditional farm building to provide garages and stores. Construction of a new garage. A further application for Discharge of Conditions 3, 5, 8 and 11 of 17/04305/FUL has also been approved.

Full details available from the selling agent.





Principal Bedroom

## KITCHEN

The rear door gives access straight into the kitchen, currently with a small range of units and a tiled floor.

## LIVING ROOM

Up a step into the living room complete with beamed ceiling and a range. There is also a side door with stairs leading to the upstairs floor.

## PANTRY/STORAGE

Off the living room is a useful pantry/storage space. The electrics are also housed in this room.

## SIDE ROOM

Through a hallway into the side room located at the front of the property. This room could be used as an office or snug.

## FRONT LIVING ROOM

Off the hallway is a large living room with a door leading out onto the front garden. The position of the windows in this room allow light to come flooding in.

## FIRST FLOOR

### PRINCIPAL BEDROOM

A double bedroom located at the front of the property.

### BEDROOM 2

Another spacious double bedroom with views to the front of the property.

### BEDROOM 3

A double bedroom with views onto the courtyard and traditional barns.



Front Living Room



Living Room



## BATHROOM

Bathroom with pink bath, wash hand basin and toilet.

## BEDROOM 4

A single room that has been used for storage.

## ANNEX

Adjoining the main farmhouse is the annex, which we understand may have been the original farmhouse. The annex is accessed via a wooden door off the courtyard into a former dairy with stone slab floor. There is a kitchen, lobby and former living room. On the first floor are two double bedrooms and a further staircase leading to the second floor and two attic rooms.

## GARDEN

There is a lawned garden to the front and side of the property. The cobbled driveway wraps around the side of the property to the rear where there is a large courtyard.

## OUTBUILDINGS

There is a large range of traditional buildings surrounding the courtyard, all of which have planning consent for conversion to four dwellings and associated garaging. In brief the current buildings are as follows:

Building 1 - Brick and tile traditional building formerly a cart house and two loose boxes.

Building 2 – Brick two storey range with tiled roof forming a store with loft above, drift house and second store with



Bedroom 2



Rear of Outbuildings



Outbuildings



loft over. To the rear of this building is a dilapidated timber and corrugated iron lean-to.

Building 3 – Brick two storey range with tile roof, formerly a cow shippon with loft above and isolation box.

Attached single storey rendered brick walled dairy with tiled roof and stairs to loft.

### LAND

The property sits on a plot of 0.72 acre, and a further area of land is available by separate negotiation.

### SERVICES

The property has mains water, electric and sewage. There is currently no central heating in the farmhouse.

### COUNCIL TAX

Westbrook Farm - E

Westbrook Farm Annex – A

### EPC - G

### VIEWINGS

We asked that all viewings of the property are made by prior appointment with the selling agents, by calling the office on 01829 773000.

Health and Safety: Please note that care should be taken on site, even when accompanied. Strictly no children are allowed at the viewings. Rostons as the agent take no responsibility for any loss or damage caused when viewing the property.

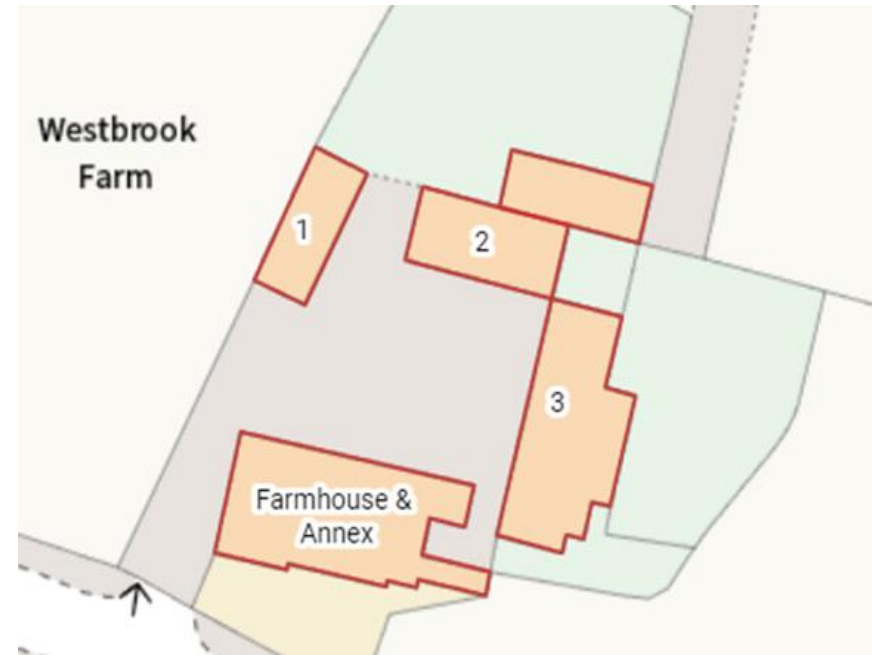
### DIRECTIONS

Heading out of Frodsham, drive along the B5152 for approximately 2.5 miles. At the fork take the left turn onto Hollow Lane. Travel along Hollow Lane heading towards the centre of Kingsley Village. The property is located on the left before the Co-op.

What3words [///powers.collapsed.bravest](https://www.what3words.com/powers.collapsed.bravest)

### DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

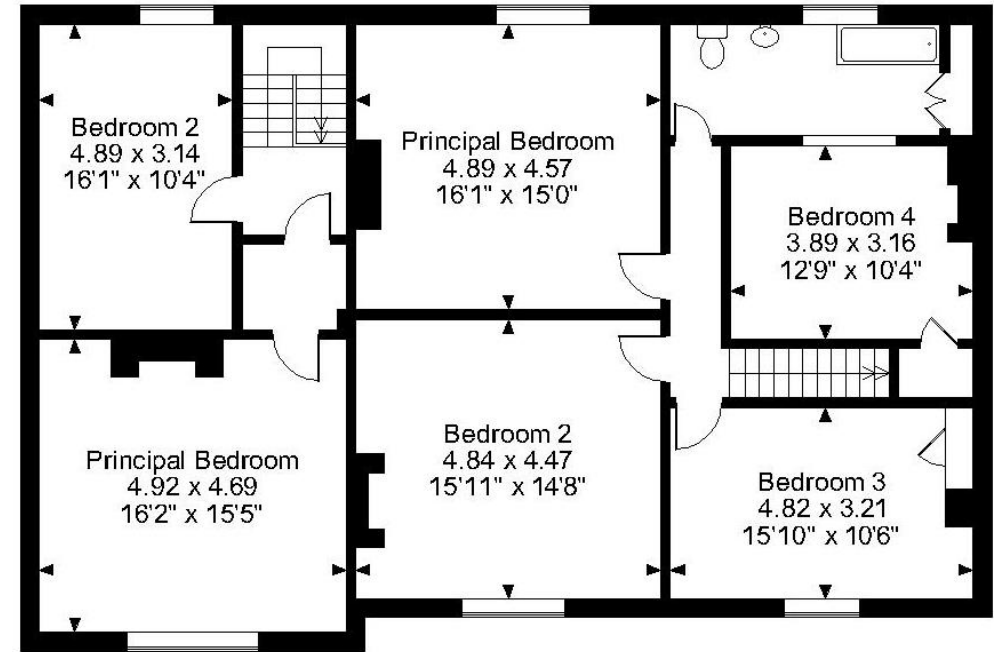
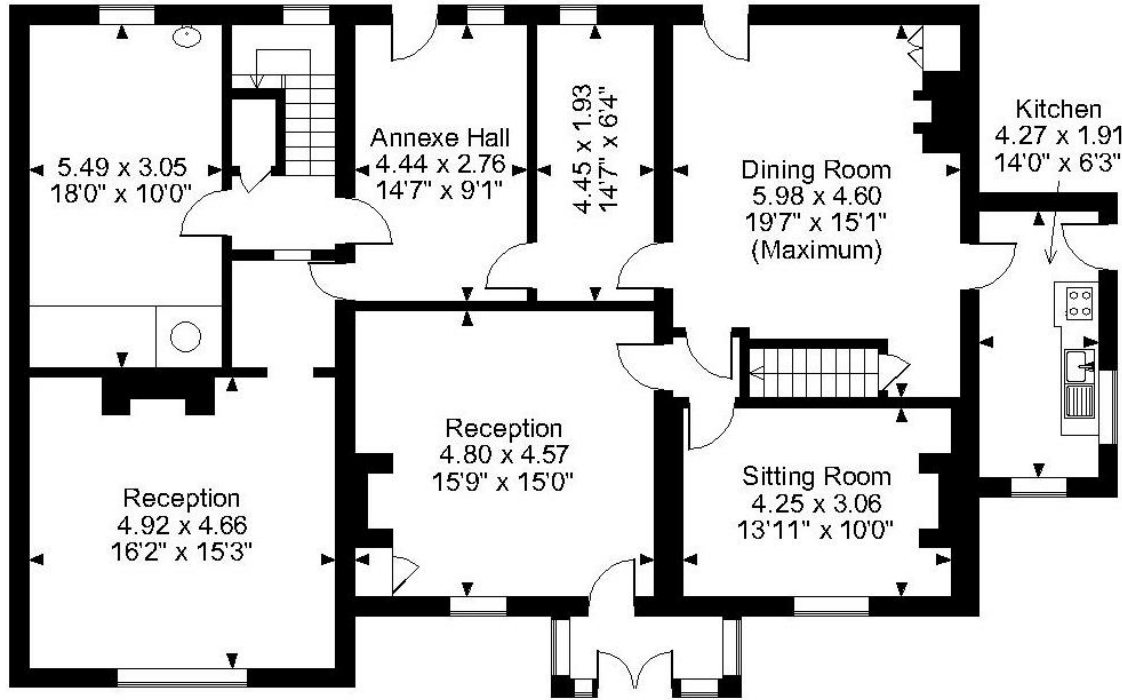
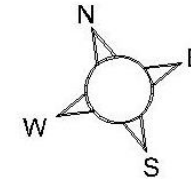








**Westbrook Farm, Hollow Lane, Kingsley, Frodsham**  
**Approximate Gross Internal Area**  
**Main House = 1942 Sq Ft/180 Sq M**  
**Annexe = 1179 Sq Ft/110 Sq M**



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