



## Gorse Hall New Farm

Promised Land Lane, Rowton, Cheshire, CH3 6AZ



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Guide Price - £900,000

Gorse Hall New Farm is a former farmstead set in land approaching 4 acres which principally offers a large detached family residence plus a selection of outbuildings, extensive gardens, off road parking and is surrounded by adjoining countryside.

The accommodation is over two floors and comprises an impressive entrance hall with gallery landing, large formal lounge, dining room and breakfast kitchen, plus a ground floor W.C. To the first floor there are 4 bedrooms and a good size family bathroom.

On approach the property is located at the end of a 'no through' road having the afore mentioned off road parking, lawned gardens with a selection of fruit trees fronting on to the main area of land. To the rear there is an open plan lawned garden. The outbuildings comprise an open double garage and store, shippin, utility out house, and the steel frame of the former hay barn. There is excellent potential for the outbuildings (subject to planning permission).

## LOCATION

Rowton is a much sought after Village situated on the outskirts of Chester, located between Christleton and Waverton near to the A41. Rowton showcases a selection of superb properties and is well known for its popular Hotel and Spa, Rowton Hall. The Village is conveniently placed for Chester City Centre with popular schooling, shopping and commuter road networks. Neighbouring Waverton and Tattenhall offer a range of convenience stores, Post Offices and public houses with more comprehensive shopping facilities found in Chester.







Entrance Hall



Lounge



Ground Floor W.C.



Lounge

### ACCOMMODATION ENTRANCE HALL

Wood panelled part glazed door through to the entrance hall with an impressive gallery landing, 2 double glazed windows to front, 2 radiators, storage cupboard beneath the stairs and further cloakroom.

### GROUND FLOOR W.C.

Having W.C. and wash hand basin, radiator, double glazed window.

### LOUNGE

Large formal lounge having double glazed windows to front, rear and side, plus double glazed doors leading out to the rear garden, feature cast iron burner set in an exposed brick fireplace, timber mantle and brick hearth, 2 radiators.





Breakfast Kitchen

### DINING ROOM

Double glazed window to rear looking out on to the gardens, radiator.

### BREAKFAST KITCHEN

Fitted with a range of wall, base and drawer units, single drainer sink unit, electric point for a cooker, plumbing point for a washing machine, radiator, beam ceiling, double glazed windows to side and rear and door to outside.



Dining Room



Breakfast Kitchen



## FIRST FLOOR GALLERY LANIDNG

Portal window to front, 2 radiators.

### BEDROOM 1

Double bedroom, double glazed windows to side and rear, radiator.

### BEDROOM 2

Double glazed windows to front and side, radiator.

### BEDROOM 3

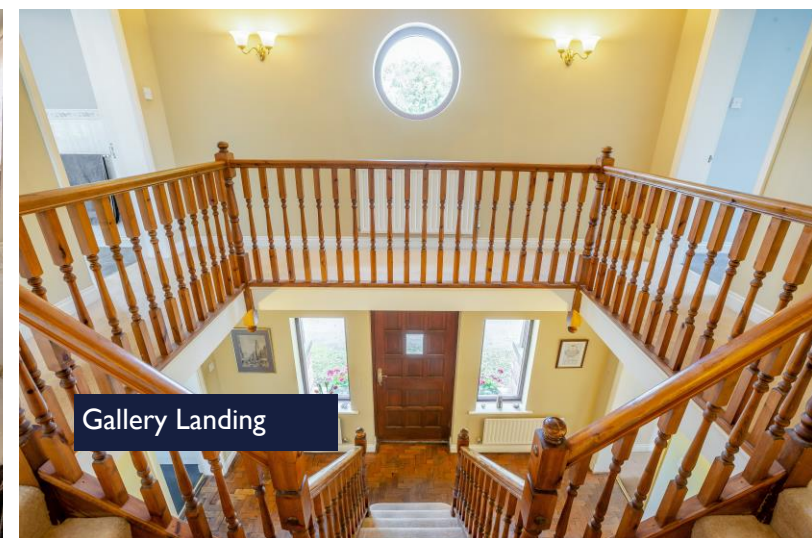
Double glazed window to rear, radiator.

### BEDROOM 4

Double glazed window to side and rear, radiator.

### BATHROOM

Large bathroom comprising a corner panel bath, shower cubicle with main shower, W.C. and wash hand basin, plus bidet, part tile walls, radiator, double glazed windows to front and side.







Double Garage

## OUTSIDE

On approach Promise Land Lane is a no through road which extends to Gorse Hall New Farm, providing extensive off road parking, lawned garden and orchard comprising selection of fruit trees and to rear there is an open plan lawned garden and well looking out on to adjoining countryside.

## OUTBUILDINGS

An open double garage and separate store with double doors.

Utility shed with power and light, plumbing point for a washing machine, space for additional white goods, plus a further storage cupboard which was the former coal shed. The oil tank is also situated towards the rear of the utility shed.

Steel Frame of the former hay barn.

Large former shippon/barn, ideal for additional storage with a narrow strip of land to the rear. Septic tank can be found to the rear of the former shippen.

## SERVICES

Mains water, mains electric and septic tank drainage.

## COUNCIL TAX

F

## EPC

D



Garden



Shippon/Barn



## DIRECTIONS

Proceed towards Chester from Hatton Heath along the A41 turning left onto Rowton Lane, sign posted Rowton Hall, upon approaching Rowton Hall, turn right onto a continuation of Rowton Lane, turning left onto Promised Land Lane following the road along over the railway bridge to the end of the road where the property can be identified on your left hand side.

## APPROXIMATE DISTANCES

Chester City Centre – 3.7 miles  
Liverpool John Lennon Airport – 27.3 miles  
Manchester Airport – 35.9 miles

## LOCATION

On the educational front there are a number of noted local Primary Schools plus State Education and Private Education at both Kings and Queens, Chester and Abbey Gate College.

The Village offers easy access to motorway links to commercial centres of the North West including the M56 and M53 motorways and the A55 North Wales Expressway, plus the convenience of a Chester Rail Service direct to London Euston in around 2 hours.

## VIEWINGS

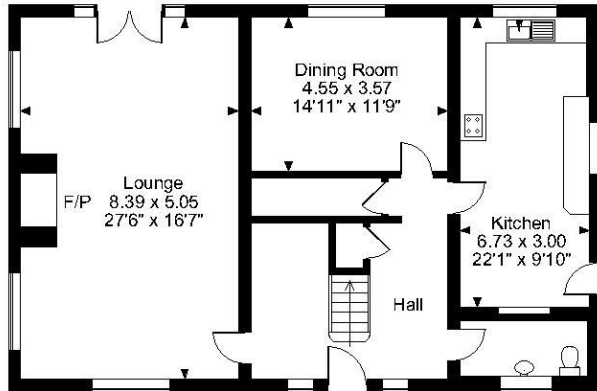
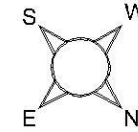
Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

## DISCLAIMER

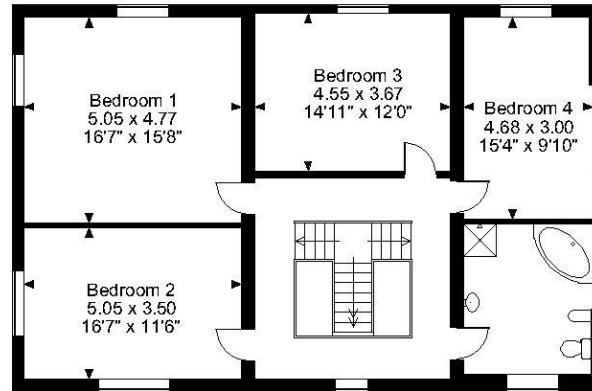
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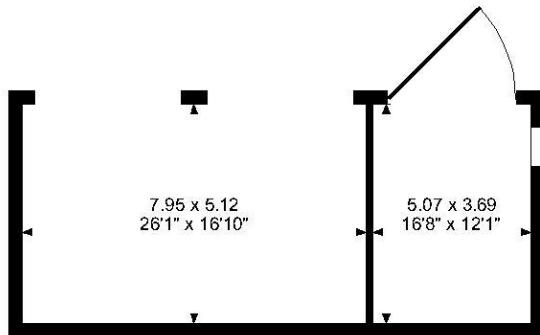
**Gorse Hall New Farm, Chester**  
**Approximate Gross Internal Area**  
**Main House = 2333 Sq Ft/217 Sq M**  
**Outbuildings = 3054 Sq Ft/284 Sq M**  
**Total = 5387 Sq Ft/501 Sq M**



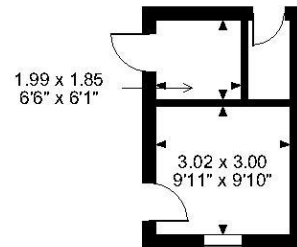
**Ground Floor**



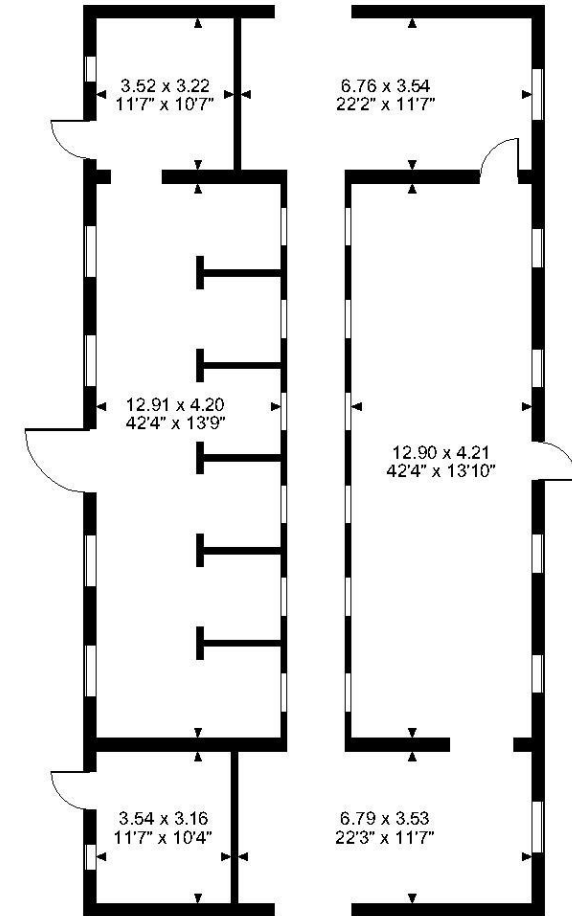
**First Floor**



**Outbuilding 2**



**Outbuilding 3**



**Outbuilding 1**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**



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