



## Home Farm

Ledsham Village, Ledsham, Cheshire, CH66 0NE

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Guide Price - £850,000

Rostons are delighted to offer for sale this superb equestrian facility all set in land extending to just under seven acres. The main property affords spacious and well presented accommodation throughout, plus private gardens, ample parking and a detached double garage.

To the ground floor there is an entrance hall, study, WC, lounge, conservatory, contemporary kitchen/dining room and utility. To the first floor there are four bedrooms, with the master bedroom showcasing both fitted and a walk in wardrobes plus an en suite shower room, three further bedrooms and a family bathroom. Externally, the land comprises, four, post a rail fenced paddocks, additional separate field, arena and a stable block with seven stables.

## LOCATION

Ledsham is a popular village in the county of Cheshire and is situated between the Wirral Peninsula and Chester. The village is located near to neighbouring Little Sutton offering a good standard of amenities, whilst Chester city centre affords more comprehensive shopping facilities and a selection of boutiques, bars and restaurants.

Regarding education, the village sits within the catchment of noted local schools including, Capenhurst C of E Primary School, Little Sutton C of E Primary School, plus Neston High School, Wirral Grammer and private education at both Kings and Queens of Chester. On the commuter front, Ledsham Village is easily accessible to all major commercial centres of the North West via the M53 and M56 motorway network. There are local train stations in Capenhurst, Little Sutton and Overpool plus Chester Train Station offers a direct link to London Euston in approximately two hours.





Entrance Hall



Conservatory



Study



Lounge

#### **ACCOMMODATION ENTRANCE HALL**

Double glazed door through to the entrance hall, stairs to the first floor landing, cupboard beneath, radiator, sunken low watt halogen lighting.

#### **STUDY**

Double glazed window, radiator.

#### **GROUND FLOOR WC**

WC and wash hand basin, tiled walls, double glazed window.

#### **LOUNGE**

A large formal lounge having a double glazed window and French doors through to the conservatory, feature recess cast iron burner, timber mantel above, stone hearth, radiator.

#### **CONSERVATORY**

A spacious conservatory with double glazed windows and doors to outside, tiled flooring, electric heater.



Dining Area

## KITCHEN/DINING ROOM

Fitted with a modern range of units having contrasting granite work surfaces over, stainless steel single drainer one and half bowl sink unit with a mixer tap over, Siemens electric oven, microwave, Siemens electric hob, extractor, integrated dishwasher, space for an American style fridge/freezer, tiled flooring, double glazed window and door to outside. Dining area with two double glazed windows, and French doors to outside, fitted base level cupboard with a granite surface, radiator, tiled flooring.

## UTILITY

Wall, base and drawer units, single drainer one and half bowl sink unit with a mixer tap over, plumbing point for a washing machine, space for a tumble dryer, Worcester central heating boiler, tiled flooring and splash backs, double glazed window.



Kitchen



Kitchen

## FIRST FLOOR LANDING

Two double glazed window, radiator, sunken low watt halogen lighting.

## BEDROOM 1

Two double glazed windows, fitted wardrobes, radiator. **WALK IN WARDROBE** with shelving and a built in wardrobe.

## BEDROOM 2

Two double glazed windows, radiator.

## BEDROOM 3

Two double glazed windows, radiator.

## BEDROOM 4

Double glazed window, fitted wardrobe, drawers and desk, radiator.

## BATHROOM

Bath with a mixer tap and a hand held shower head, mains shower over, WC and wash hand basin, heated towel rail, tiled walls and flooring, double glazed window.



Bedroom



En suite



Family Bathroom



Arena



Stables



Land

## OUTSIDE

On approach, there is a gated driveway providing extensive off road parking which leads to a **DETACHED DOUBLE GARAGE** with a storage loft. There are private lawned gardens to the main house plus a feature timber decking area and hot tub.

## LAND AND OUTBUILDINGS

The land extends to just under seven acres and briefly comprises, four post and rails fenced paddocks plus a separate paddock to the south west of the main house. There is a large arena and a stable block containing seven stables and a tack room.

## SERVICES

Mains Water, Electric, Private drainage

## COUNCIL TAX

D

## EPC

C

## VIEWINGS

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

## DIRECTIONS

Sat Nav CH66 0NE

What3words ///cascade.ventures.subplot

## APPROXIMATE DISTANCES

Capenhurst Station - 0.9 miles

Little Sutton Station - 1.8 miles

Overpool station - 2.2 miles

Chester Station - 6.8 miles

Liverpool John Lennon Airport - 24.6 miles

Manchester Airport - 33.3 miles

## PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## SALE PLAN & PARTICULARS

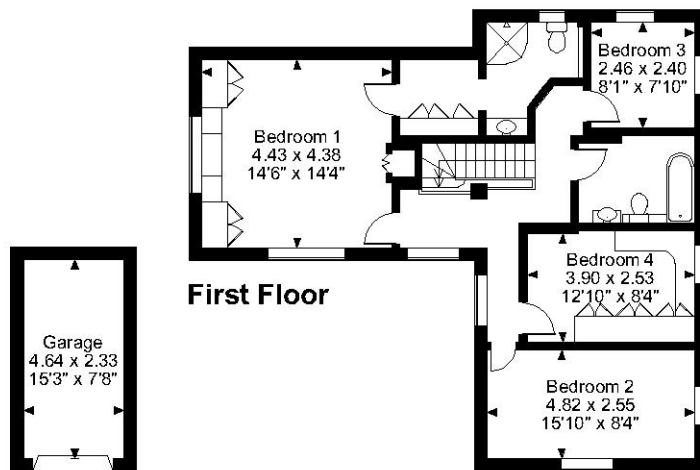
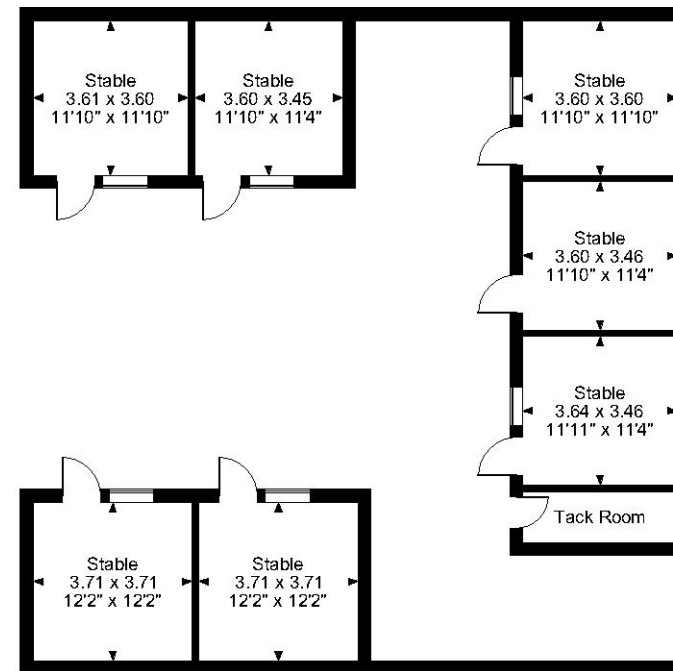
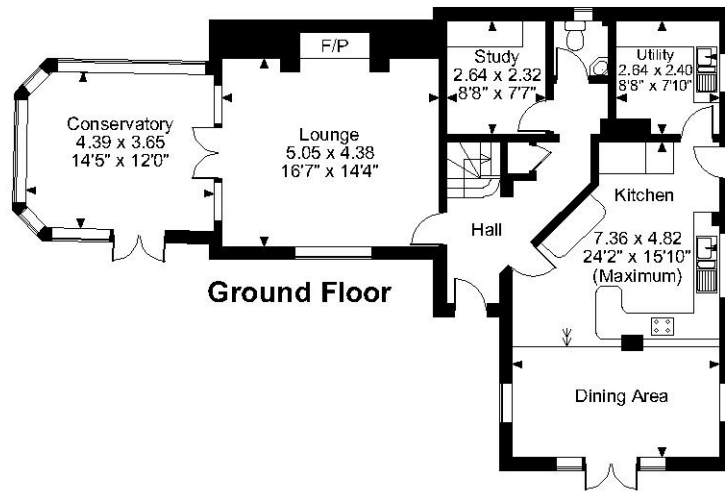
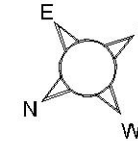
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## DISCLAIMER

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**Home Farm, LedshamVillage Ledsham, Ellesmere Port**  
**Approximate Gross Internal Area**  
**Main House = 1888 Sq Ft/175 Sq M**  
**Garages = 583 Sq Ft/54 Sq M**  
**Stables & Tack Room = 1052 Sq Ft/98 Sq M**  
**Total = 3523 Sq Ft/327 Sq M**



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

Loft Above Garage



Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU  
 Tel: 01829 773000 | Email: residential@rostons.co.uk  
[www.rostons.co.uk](http://www.rostons.co.uk)