



Hollins Green Farm

Barnhouse Lane, Broomhill, Great Barrow, Cheshire, CH3 7LA

Hollins Green Farm

Barnhouse Lane, Broomhill, Great Barrow,
Cheshire, CH3 7LA

Guide Price - £1,200,000

An incredible opportunity to own this superb detached bungalow nestled within approximately 5.4 acres of land in the highly desirable Cheshire Village of Great Barrow.

Hollins Green Farm is perfectly tailored for equestrian enthusiasts, featuring four well maintained paddocks, multiple outbuildings, beautiful private gardens, and ample driveway space. The main bungalow offers tastefully designed living accommodation including an entrance hall, lounge, conservatory, dining kitchen, utility room, WC, three bedrooms, an en suite shower room, and an additional family shower room.

Approaching the property, you are greeted by a gated driveway leading to extensive off-road parking and manoeuvring space. The outbuildings comprise a four-bay shed, four stables with a tack room, along with a spacious shed/workshop and an open store. The landscaped private gardens are predominantly laid to lawn with a delightful patio area.

LOCATION

Situated in the sought-after village of Great Barrow, just off the A51, this property enjoys proximity to Chester City Centre, approximately 6 miles away, as well as the charming villages of Tarporley, Tarvin, and Christleton.

Within a 2-mile radius, you'll find reputable local schools such as Barrow C of E Primary School, Guilden Sutton C of E Primary School, and Tarvin Primary School. Additionally, there are renowned private educational institutions including Kings and Queens of Chester, and Abbeygate College in Saughton. With regards to commuting, the property sits within easy reach of excellent transport links via the M53, M56 and M6 motorways which extend to major commercial centres of the North West.





ACCOMMODATION ENTRANCE HALL

Double glazed door through to the entrance hall having radiator, sunken low watt halogen lighting.

LOUNGE

Large formal lounge with double glazed window to front, radiator, folding doors through to the conservatory.

CONSERVATORY

A good size conservatory with double glazed windows and French doors to outside.

DINING KITCHEN

Large open plan dining kitchen with a double glazed window to front and French doors to the rear garden. Kitchen fitted with a range of wall, base and drawer units and preparation island, single drainer one and half bowl sink unit with a mixer tap over, Rangemaster oven and extractor unit above, integrated dishwasher, tiled splashbacks, tiled flooring, radiator, sunken low watt halogen lighting.



UTILITY

Double glazed door and window, radiator, tiled flooring. Wall and base units, plumbing point for a washing machine and space for a tumble dryer, sunken low watt halogen lighting.

WC

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

BEDROOM 1

Double bedroom with two double glazed windows, fitted wardrobe, radiator.

EN SUITE SHOWER ROOM

Shower cubicle with a mains shower, WC and vanity wash hand basin, tiled walls and flooring, radiator.

BEDROOM 2

Double glazed window, radiator.

BEDROOM 3

Double glazed window, radiator.

SHOWER ROOM

Shower cubicle with an electric shower, wc and vanity wash hand basin, tiled walls and flooring, skylight window.



OUTSIDE

Electric gates extend to a long sweeping driveway which leads to an extensive parking area and turning point.

GARDEN

There are large lawned gardens to both side and rear of the main bungalow being mainly laid to lawn plus a paved patio area.

OUTBUILDINGS

Compring a large four bay shed with power, light and water. Four stables and tack room. Large shed/workshop and open storage bay. Chicken run.

LAND

In all extending to approximately 5.4 acres with four main post and rail fence paddocks.

DIRECTIONS

Sat nav – CH3 7LA

What3words

///seriously.certainty.spurring

SERVICES

Main water, electric, LPG, septic tank.

COUNCIL TAX

C

EPC

F





VIEWINGS

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

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.



APPROXIMATE DISTANCES

Chester Train Station – 6.2 miles
Liverpool John Lennon Airport – 21.4 miles
Manchester Airport – 30.1 miles

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.



Hollins Green Farm, Barnhouse Lane Broomhill, Chester

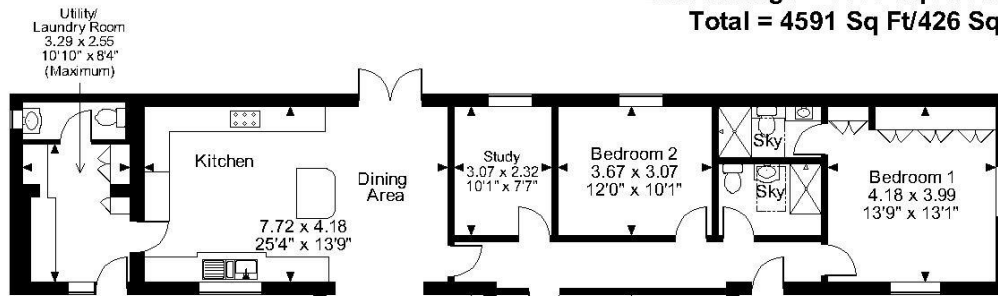
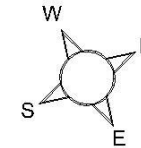
Approximate Gross Internal Area

Main House = 1498 Sq Ft/139 Sq M

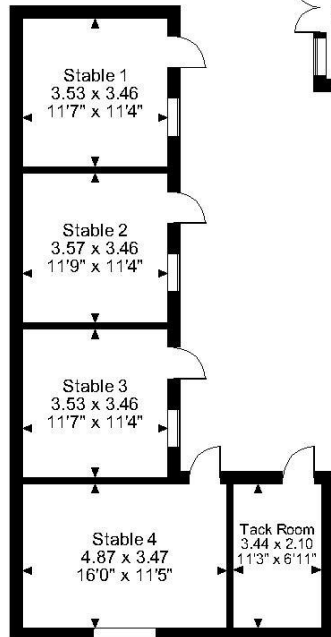
Garages = 1123 Sq Ft/104 Sq M

Outbuildings = 1970 Sq Ft/183 Sq M

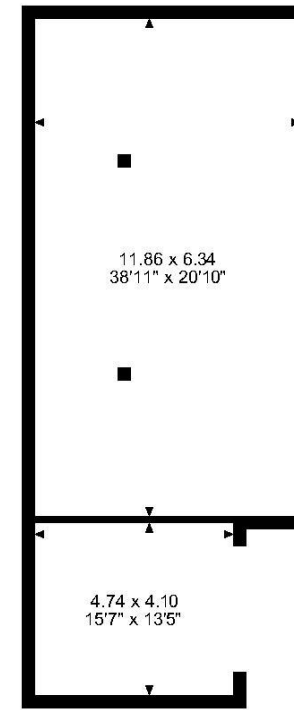
Total = 4591 Sq Ft/426 Sq M



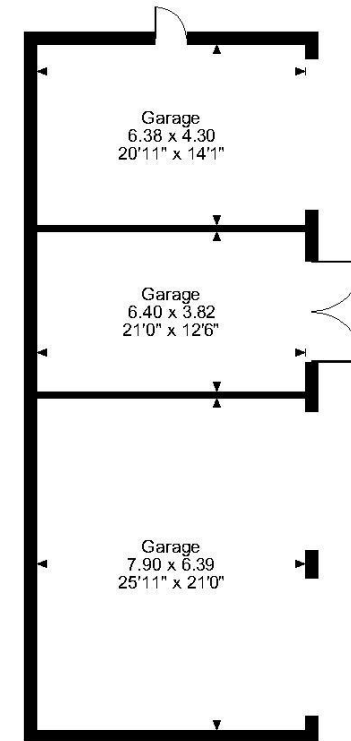
Ground Floor



Stables



Workshop



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8588022/NGS



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

Rostons  **VILLAGE & COUNTRY HOMES**
 01829 773000 | www.rostons.co.uk