



Dale Farm

Dutton, Warrington, Cheshire, WA4 4LE

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Guide Price - £650,000

A fantastic opportunity awaits to acquire Dale Farm, a charming former farmhouse accompanied by a range of outbuildings, all situated on approximately 7 acres of land. The accommodation of the main farmhouse comprises, three reception rooms, kitchen, three large bedrooms and a family bathroom. The outbuildings consist of two large sheds and a further open bay shed plus a two storey brick built outbuilding and former stable block. Rostons understands there may be potential for developing the brick outbuilding and the former stable block, along with possibilities for some commercial business opportunities, subject to obtaining the relevant planning permissions.

This property presents a unique opportunity for those seeking a rural lifestyle with potential for further development.

LOCATION

Dutton is a picturesque village nestled in the beautiful Cheshire countryside, offering a perfect blend of rural charm and convenient access to nearby urban centres. Surrounded by rolling hills, lush greenery, and scenic views, Dutton is ideal for nature lovers and those seeking a tranquil environment. Just a short drive from the bustling town of Warrington, Dutton residents have easy access to a wide range of shopping, dining, and entertainment options. Warrington's excellent transport links, including road and rail, connect Dutton conveniently to major cities like Liverpool and Manchester.

The area is served by several reputable schools and educational institutions, making it an excellent choice for families. Local amenities include charming pubs, local shops, and recreational facilities.





ACCOMMODATION

Approached via the side of the property through to the kitchen, although not believed to be the original formal entrance.

KITCHEN

Range of kitchen units, single drainer sink unit, tiled flooring, two windows, doorway through to dining room.

RECEPTION 1/DINING ROOM

Window, connecting doors through to two further reception rooms.

RECEPTION 2/DRAWING ROOM

Two windows, cast iron burner, brick fireplace, timber mantel, staircase to the first floor landing.

RECEPTION 3/SITTING ROOM

Large principal reception room with two windows.



FIRST FLOOR LANDING
Small window, airing cupboard.

BEDROOM 1
Double bedroom, window.

BEDROOM 2
Double bedroom, window.

BEDROOM 3
Window.

BATHROOM
Panel bath, electric shower, WC and wash hand basin, window.



OUTSIDE

Dale Farm is approached via Northwich Road and along a long driveway which extends to ample off road parking space and turning points.

GARDEN

Lawned gardens surround Dale Farm.

OUTBUILDINGS

There are three large sheds comprising, one large shed measuring 69.9 ft x 32.1 ft plus two smaller storage rooms. The second shed measures 51.9 ft x 23.7 ft overall, however approximately 25% is partitioned to accommodate a separate workspace. The third shed is a large open bay unit measuring 58.11 ft x 18.8 ft overall.

There is also a large two storey outbuilding and separate former stable block. Rostons understand there is the potential for the conversion of these units, however, this is strictly subject to planning permission.

LAND

The property extends to approximately 7 acres, including the main farmhouse, outbuildings, and a large rear field. Potential purchasers should note that a small area of the land is owned by United Utilities, who have right of access for maintenance through the field gate. Clarification of this right of access is advised prior to exchanging contracts, and should be confirmed through a legal representative.





SERVICES

Mains Electric, Water, private drainage.

COUNCIL TAX

E

EPC

TBC

DIRECTIONS

Sat nav – WA4 4LE

What3words - ///tailing.coasters.flitting

APPROXIMATE DISTANCES

Chester – 18.4 miles

Manchester – 25.6 miles

Warrington – 7.5 miles

Manchester airport – 18 miles

Liverpool Airport – 13.2miles



DEVELOPMENT OVERAGE

Rostons understand there is a development overage in place which expires at the end of 2024. We would advise clarification of this prior to exchange of contracts.

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.

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.



Dale Farm, Northwich Road Dutton, Warrington

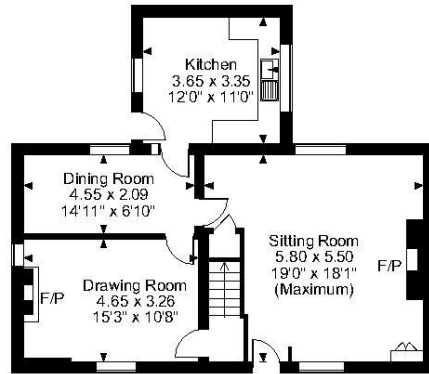
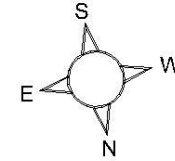
Approximate Gross Internal Area

Main House = 1386 Sq Ft/129 Sq M

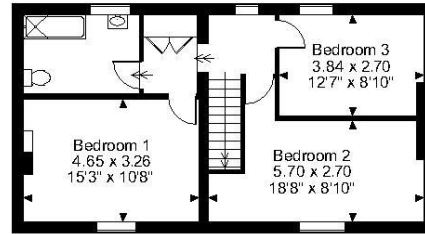
Barns = 4969 Sq Ft/462 Sq M

Stables = 1533 Sq Ft/142 Sq M

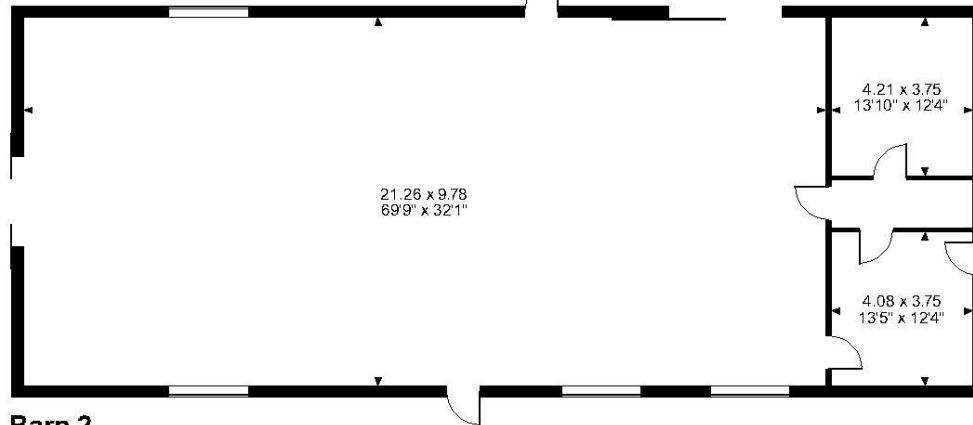
Total = 7888 Sq Ft/733 Sq M



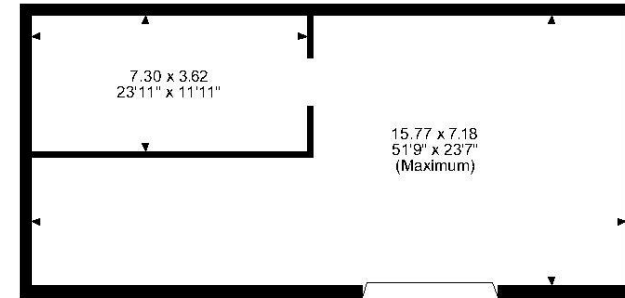
Ground Floor



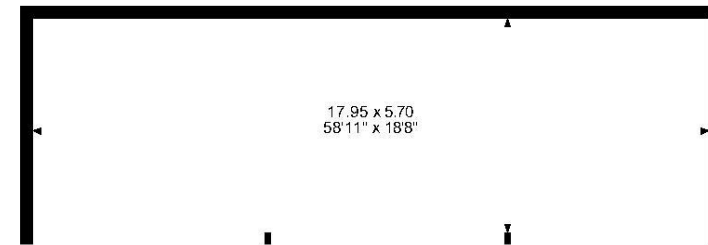
First Floor



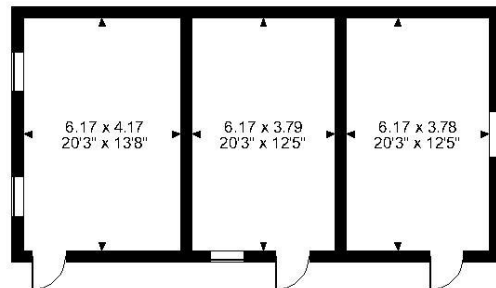
Barn 2



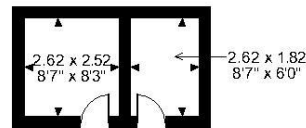
Barn 1



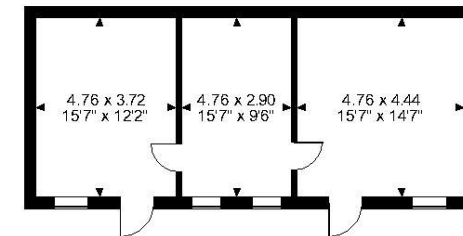
Barn 3



Stable 2



Stable 3



Stable 1

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



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