



South View Farm

South View Lane, Cholmondeston, Winsford, CW7 4DS

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Winsford, CW7 4DS

Offers Over - £1,500,000

South View Farm presents an outstanding opportunity to own a premier equestrian property in one of Cheshire's most sought after locations. Set in nearly 15 acres of land, this superb estate includes a spacious four bedroom detached family home, a two bedroom groom's cottage, an additional one bedroom cottage, extensive stabling facilities, an indoor arena, multiple outbuildings, and a convenient horse walker.

The main house is a beautifully appointed family home offering generous living spaces and elegant features throughout. On the ground floor, you will find an impressive reception and dining hall, a formal lounge, a cosy study, a separate sitting room, a spacious breakfast kitchen, utility room, boiler room, and WC. The rear of the home includes a secondary reception hall with direct access to the courtyard driveway. Upstairs, there are four well proportioned bedrooms, including a master with an en-suite bathroom, along with a large family bathroom. The property is enhanced by beautifully maintained private lawns, ample off road parking, and a double garage, providing convenience and practicality for family and guests alike. A separate driveway leads directly to the stables and equestrian facilities, ensuring easy access without disturbing the main residence. The property features ample stabling, an indoor arena for year round training, additional outbuildings, and a horse walker, ideal for equestrian enthusiasts seeking a fully equipped facility. South View Farm offers an exceptional blend of luxury living, practical amenities, and prime equestrian facilities, making it a rare find in the Cheshire countryside.

LOCATION

Nestled in the heart of Cheshire's beautiful rural landscape, Cholmondeston is a charming village that offers idyllic country living with easy access to nearby amenities and transport links. Located near the town of Nantwich and close to Winsford and Crewe, this peaceful community blends traditional village appeal with convenient proximity to larger towns.





Cholmondeston offers a friendly and close-knit community feel. Residents enjoy a rural lifestyle while benefiting from easy access to Winsford's amenities, which include shops, restaurants, pubs, and schools. For additional shopping, dining, and cultural experiences, Nantwich is only a short drive away, offering a vibrant market town atmosphere with boutique shops, cafes, and heritage sites. Conveniently situated for commuters, with excellent transport links to the M6 and nearby railway stations at Winsford and Crewe, providing regular connections to Manchester, Liverpool, and London. This makes it an attractive location for those seeking a countryside home without compromising on accessibility to major cities.

ACCOMMODATION RECEPTION/DINING HALL

An impressive reception/dining hall, approached via a solid timber door having part wood block and part quarry tile flooring, exposed brick open fireplace with a timber mantel and stone hearth, gallery landing, three radiators two double glazed windows.

LOUNGE

Two double glazed windows, brick fireplace, timber mantel, raised hearth, inset cast iron burner, two radiators, beam ceiling.



STUDY

Double glazed window, cupboard, radiator.

SITTING ROOM

Double glazed window and French doors to outside, brick fireplace, timber mantel, raised hearth, beam ceiling.

BREAKFAST KITCHEN

Wall, base and drawer units, plus large preparation island/breakfast bar, timber worksurfaces, single drainer sink unit, AGA oven, extractor above, integrated dishwasher, space for a family dining table, tiled flooring, two skylight windows, radiator, beam ceiling, double glazed window and French doors to outside.

SECONDARY RECEPTION HALL

Approached via the courtyard driveway with double doors plus additional door access to outside, tiled flooring, two radiators, connecting door through to the double garage.

BOILER ROOM

Housing the central heating boiler, double glazed window. WC having a **WC** vanity wash hand basin, radiator, tiled flooring.

UTILITY ROOM

Base level units, single drainer sink unit, plumbing point for a washing machine, space for a tumble dryer, tiled flooring, fitted storage cupboard.



GALLERY LANDING

Windows to front and rear, radiator.

MASTER BEDROOM

Double glazed window and French doors, small balcony with wrought iron railings, radiator.

EN SUITE BATHROOM

Panel bath, shower screen, mains shower, WC and wash hand basin, part tiled walls, radiator, double glazed window.

BEDROOM 2

Two double glazed windows, built in cupboard and fitted wardrobe, radiator.

BEDROOM 3

Double glazed window, radiator.

BEDROOM 4

Double glazed window, radiator.

FAMILY BATHROOM

Large shower cubicle, mains shower, tile panel bath, WC, his and her wash hand basins set in a vanity unit, tiled flooring, part tiled walls, radiator and heated towel rail, airing cupboard, double glazed window.





OUTSIDE

Private gated entrance leading to ample off road parking and a **DOUBLE GARAGE** plus BBQ/patio area. Lawned gardens surround the property and have been well maintained by the current owners. A separate driveway leads directly to the stables and equestrian facilities.



GROOMS COTTAGE

Comprises an open plan lounge/dining kitchen with stairs rising to a landing area which extends to two double bedrooms and a bathroom.

Externally, there is an open garage/store and parking to front.





COTTAGE 2

Comprising an open plan lounge/dining room, steps rising to the bedroom, ground floor fitted kitchen and shower room.

EQUESTRIAN FACILITIES

A separate driveway leads directly to the equestrian facilities, flanked by a paddock and further lawned area accommodating the Monarch horse walker. The driveway leads to the stable yards which provides off road parking for multiple vehicles. The land in all extends to approximately 14.74 acres.

OUTBUILDINGS

- Brick built stable block with monarch fronts. Water tap at the end of the building.
- Wood frame building with two foaling pens and one loose pen.
- 4 bay steel frame barn – 3 bays currently used for hay storage, and one bay has monarch fixed stocks with cement floor
- Breeze block stabling with wooden and gate fronts – total of 10 pony stables. This roof is of sound construction, but the fronts require some maintenance.
- Monarch horse walker
- 8 bay steel frame indoor arena with martin collins surface
- Brick build L shaped stable block consist of tack room, feed room, wash box & solarium, 3 stables measuring 12 x 10 and 3 stables measuring 12 x 12.





LAND

Approximately 14.74 acres divided by post and rail fencing split into paddocks.

SERVICES

Mains water and electric, septic tank drainage.

COUNCIL TAX

G

EPC

South View Farm (House) F

Grooms Cottage G

Cottage 2 F

DIRECTIONS

Postcode – CW7 4DS

Whats3words - ///pastels.meal.qualifier

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.



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South View Farm, South View Lane Cholmondeston, Winsford

Approximate Gross Internal Area

Main House = 2730 Sq Ft/254 Sq M

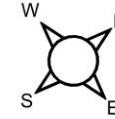
Garage = 421 Sq Ft/39 Sq M

Outbuilding = 275 Sq Ft/26 Sq M

Cottage = 844 Sq Ft/78 Sq M

The Garden Flat = 469 Sq Ft/44 Sq M

Total = 4739 Sq Ft/440 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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