



Lime Tree Farm

Stanney Lane, Little Stanney, Chester, CH2 4HT

Lime Tree Farm

Stanney Lane, Little Stanney, Chester, CH2 4HT

Offers Over - £750,000

As Selling Agents Rostons are delighted to offer for sale Lime Tree Farm, located in Little Stanney, Ellesmere Port, just off the M53 motorway near to Cheshire Oaks and within easy driving distance of Chester City Centre. Lime Tree Farm is noted locally for its popular Farm Shop, a traditional wholesale and trade family butchers and bakery.

Set in land extending to 1.53 acres, offering array of outbuildings including extensive two storey storage rooms, separate storage sheds, farm shop, 2 commercial kitchens and cold store. The Grade II Listed Farmhouse has been refurbished to high standard with accommodation over 3 floors affording flexible living and well appointed fixtures and fittings throughout.

The accommodation briefly comprises entrance hall, 2 good sized reception rooms, breakfast kitchen, utility room and boiler room, ground floor W.C. and cloakroom, rear porch and generous sized office. To the first floor the master bedroom showcases a walk-in dressing room and contemporary en-suite shower room, 2 further double bedrooms and a family bathroom. To the second floor there are 2 further double bedrooms.

Externally on approach there is ample off road parking and a large yard area, patio, hardstanding, a large south easterly facing lawn garden and a small fenced menage. As this property cannot be fully appreciated from the roadside, internal inspection is strongly recommended. Whilst the Farm Shop is not being sold as an ongoing concern, there is potential for a similar start up business or rental of the outbuildings and Farm Shop itself, plus yard area (subject to necessary Planning Permission). There is also potential for residential development (subject to planning permission and the development overage).





Kitchen



Sitting Room



Kitchen



Lounge

ACCOMMODATION ENTRANCE HALL

Timber framed door through to the entrance hall with turned staircase rising to the first floor landing, useful storage cupboard beneath.

SITTING ROOM

Located off the entrance hall having a window looking out on to the gardens, feature recess cast iron burner, set in a complimentary fireplace and hearth, under floor heating.

LOUNGE

Large formal lounge having a window looking out on to the gardens, further recess cast iron burner with inglenook recess to either side, under floor heating.

BREAKFAST KITCHEN

Fitted with a modern comprehensive range of wall, base and drawer units, white Belfast style sink with a mixer tap over, Range style cooker, extractor above, pew style corner seating, tile flooring, under floor heating, window to rear and window and door with access to the rear porch. Door through to the utility and cloakroom.



Bedroom 1

CLOAKROOM

Ample coat hanging space, under floor heating, connecting door through to the ground floor W.C.

GROUND FLOOR W.C.

Comprising a low flush W.C. wash hand basin, heated towel rail, fully tiled walls, extractor and small window.

UTILITY ROOM

Wall and base units, sink unit with mixer tap over, plumbing point for washing machine, space for a tumble dryer and an American style fridge freezer, tile flooring, under floor heating, window to rear. Connecting door through to the boiler room.

BOILER ROOM

Housing the hot water cylinder, tile flooring.

FIRST FLOOR LANDING & MEZZANIE LANDING

Windows to front and rear, 2 radiators.

BEDROOM 1

With vaulted ceiling, window to rear and dressing room with comprehensive range of fitted wardrobes and chest of drawers.

EN-SUITE SHOWER ROOM

Comprising shower cubicle with shower unit, W.C. and vanity wash hand basin with further vanity storage cupboards to either side, vanity mirror, 2 heated towel rails, tile walls, tile flooring, radiator, extractor, window to rear.



Ensuite



Utility

FAMILY BATHROOM

Having a double ended Whirlpool bath with mixer tap and hand held shower head over, tiled surround, W.C. and vanity wash hand basin with further vanity storage to either side and vanity mirror fronted cupboard above, radiator, tile flooring, part tile walls, window to front.

BEDROOM 4

Situated off the mezzanine landing area having a double bedroom with window to rear looking out on to the gardens, fitted wardrobes to either side of the chimney breast, radiator.

BEDROOM 5

Situated to the other side of the mezzanine landing having a window to rear looking out on the gardens, fitted wardrobes, radiator.

SECOND FLOOR LANDING

With a window to rear at half landing point, radiator.

BEDROOM 2

Window to rear looking out on to the gardens, fitted wardrobes, radiator.

BEDROOM 3

Window to side, fitted wardrobes, radiator.

REAR PORCH

Accessed by the driveway and yard, leading to a large office, with windows to side and stable style door with access to outside.





Menage/Paddock

OUTSIDE

On approach there are gates extending to ample off road parking and large yard area, 2 large storage sheds and log store, further store connected to the Farmhouse and access to an additional yard area and Farm Shop, plus the two storey storage rooms having 3 independent storage rooms to the ground floor and a staircase from one of the storage areas to the first floor open plan store area.

FARM SHOP & KITCHENS

A large Farm Shop area leading to a large open plan commercial kitchen and then access to a further preparation area and additional kitchen, cold store, staff kitchen and W.C.

GARDENS

To the front of the property there is a deep set south eastly facing lawned garden, patio area, hardstanding and small fenced menage.

DEVELOPMENT OVERAGE

We understand there is a Development Overage in place which we understand runs in perpetuity and is based on 50% uplift in land value following the grant of Beneficial Planning Permission for residential homes or commercial development and the sale of an ongoing business, details of which should be clarified prior to exchange of contracts via a legal representative.

SERVICES

Mains electric, water and drainage.

COUNCIL TAX – E
EPC – G



Outbuildings



Outbuildings

DIRECTIONS

At Junction 10 of the M53 Motorway, take the A5117 and proceed through the first set of traffic lights, turning right onto Stanney Lane, where the property can be found on your left hand side.

VIEWINGS

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

LOCATION

Little Stanney is a suburban village in Cheshire and is located on the Wirral peninsular between Chester and Ellesmere Port. Lime Tree Farm itself is located within easy reach of Cheshire Oaks Designer Outlet Village, plus the Blue Planet Aquarian, business park, Coliseum Leisure Park and David Lloyd Leisure Club, various car showrooms including Porsche, Audi and Lexus

dealerships. Ellesmere Port offers a comprehensive range of local shops and supermarkets, plus recreational facilities and popular schooling.

Chester City Centre sits only 6 miles away offering further shopping facilities and a selection of bars and restaurants, and direct train link from Chester Train Station to London Euston within 2 hours. With regards to commuting, Ellesmere Port is located off the M53 motorway linking to all commercial areas of the North West via the M56 motorway and the A55 North Wales expressway.

Local Train Stations include Ellesmere Port Station, Capenhurst Station and Overpool Station. Regarding education Schools include Ellesmere Port and Christchurch C of E Primary School, The Oakes Community Primary School, St Bernard Row & Catholic Primary School and Whitby Heath Primary

School, plus a selection of State Secondary Schools and independent education at Kings and Queens in Chester, and Birkenhead School on the Wirral.

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.



Farm Shop



Plan

Lime Tree Farm, Stanney Lane, Little Stanney, Chester

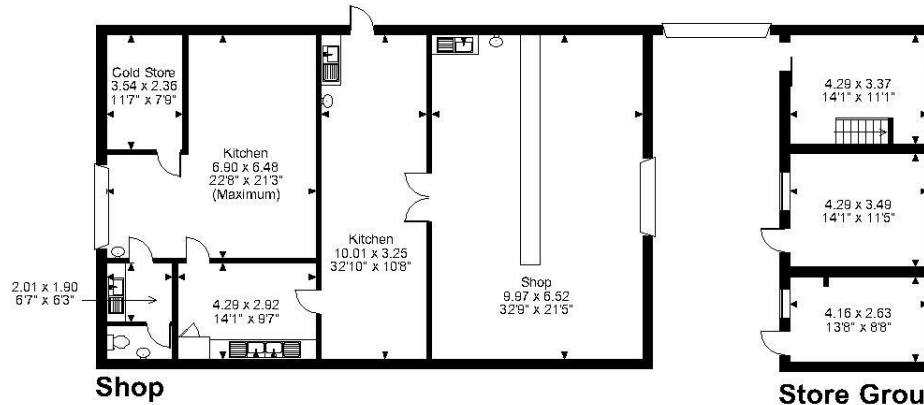
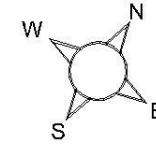
Approximate Gross Internal Area

Main House = 4720 Sq Ft/439 Sq M

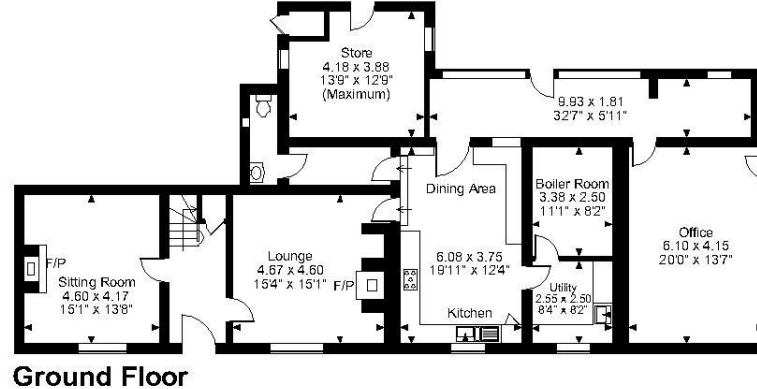
Shop = 1783 Sq Ft/166 Sq M

Store = 1233 Sq Ft/115 Sq M

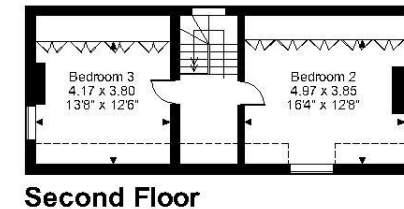
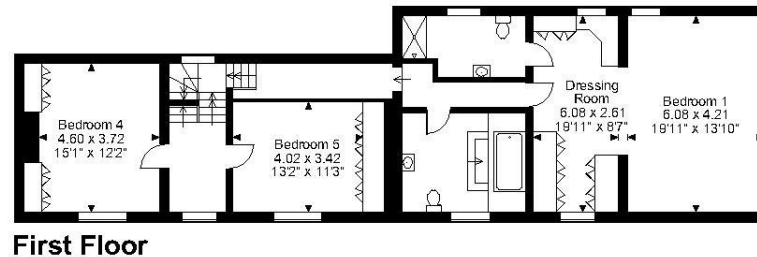
Stores = 1592 Sq Ft/148 Sq M



Store Ground Floor



Store First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height



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