



Rose Farm

Bypass Road, Elton Green, Elton, Chester, CH2 4LJ

Rose Farm

Bypass Road, Elton Green, Elton,
Chester, CH2 4LJ

Offers Over - £500,000

Rose Farm is set within approximately 1.39 acres of land and offers a substantial detached family home surrounded by manicured gardens, generous parking, and a variety of outbuildings. The property presents excellent potential for improvement, giving a discerning buyer the opportunity to create a truly bespoke forever home.

The accommodation includes an entrance hall, three reception rooms, a kitchen, a rear utility room, and a useful cellar. Upstairs, there are three well proportioned bedrooms, study/nursery and a family bathroom.

Externally, the home is approached via a sweeping driveway that leads to ample off road parking and a three bay garage. The outbuildings include one large and one smaller shippin, a spacious shed, three outhouses, and an additional shed/workshop. The beautifully maintained lawned gardens to the front, side and rear extend into a generous paddock area, offering a peaceful and versatile outdoor space.

LOCATION

Elton Green is situated in the village of Elton, approximately 8 miles northeast of Chester, nestled between Helsby and Ellesmere Port. Elton Green maintains a tranquil, village like atmosphere with a strong sense of community.

Elton Green is well connected by road and public transport, with several nearby train stations and bus stops offering access to Chester, Liverpool, and Manchester. Local amenities include schools, shops including Cheshire Oaks, plus recreational facilities, while the surrounding countryside provides opportunities for walking, cycling, and outdoor leisure.

Overall, Elton Green offers a balanced lifestyle with easy access to urban conveniences.





ACCOMMODATION

Approached via the front of the property with a timber frame, part glazed door through to the entrance hall.

ENTRANCE HALL

Electric heater, access to the cellar storage space.

CELLAR

Ideal for storage.

SITTING ROOM

Triple glazed window to front, fitted storage cabinet.

FAMILY ROOM

Triple glazed window to front, decorative fireplace with a timber surround and mantel plus an inset electric fire.

DINING ROOM

Double glazed window, feature, original range.

KITCHEN

Wall, base and drawer units, contrasting worksurfaces, electric point for a cooker, double glazed window to rear.



UTILITY

Wall, base and drawer units, single drainer sink unit, window and door to rear.

FIRST FLOOR

BEDROOM 1

Double bedroom with triple glazed windows to front, electric heater.

BEDROOM 2

Triple glazed window to front, electric heater.

BEDROOM 3

Double glazed window.

STUDY/NURSERY

Triple glazed window.

BATHROOM

Shower cubicle with an electric shower, panel bath and wash hand basin, airing cupboard, double glazed window.



OUTSIDE

On approach, the property is framed by beautifully manicured gardens to the front and side, featuring well maintained borders. A driveway runs along the side of the home and continues to the rear, offering generous off road parking. To the rear, the lawned gardens extend further, leading to a spacious paddock beyond the hedge line.

OUTBUILDINGS

Two large garages, one large and one smaller shippon, large corrugated shed, smaller shed/workshop and three outhouses, one utilised as a utility.

LAND

Approximately 1.39 acres.

SERVICES

Mains electric, water and drainage.

COUNCIL TAX

D

EPC

G





DIRECTIONS

Sat Nav CH2 4LJ

What3words [///rewrites.sample.hears](https://www.what3words.com/rewrites/sample.hears)

APPROXIMATE DISTANCES

Stanlow Train Station - 0.9 miles

Chester Train Station - 8.7 miles

Liverpool Airport - 16.7 miles

Manchester Airport - 25.4 miles

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.



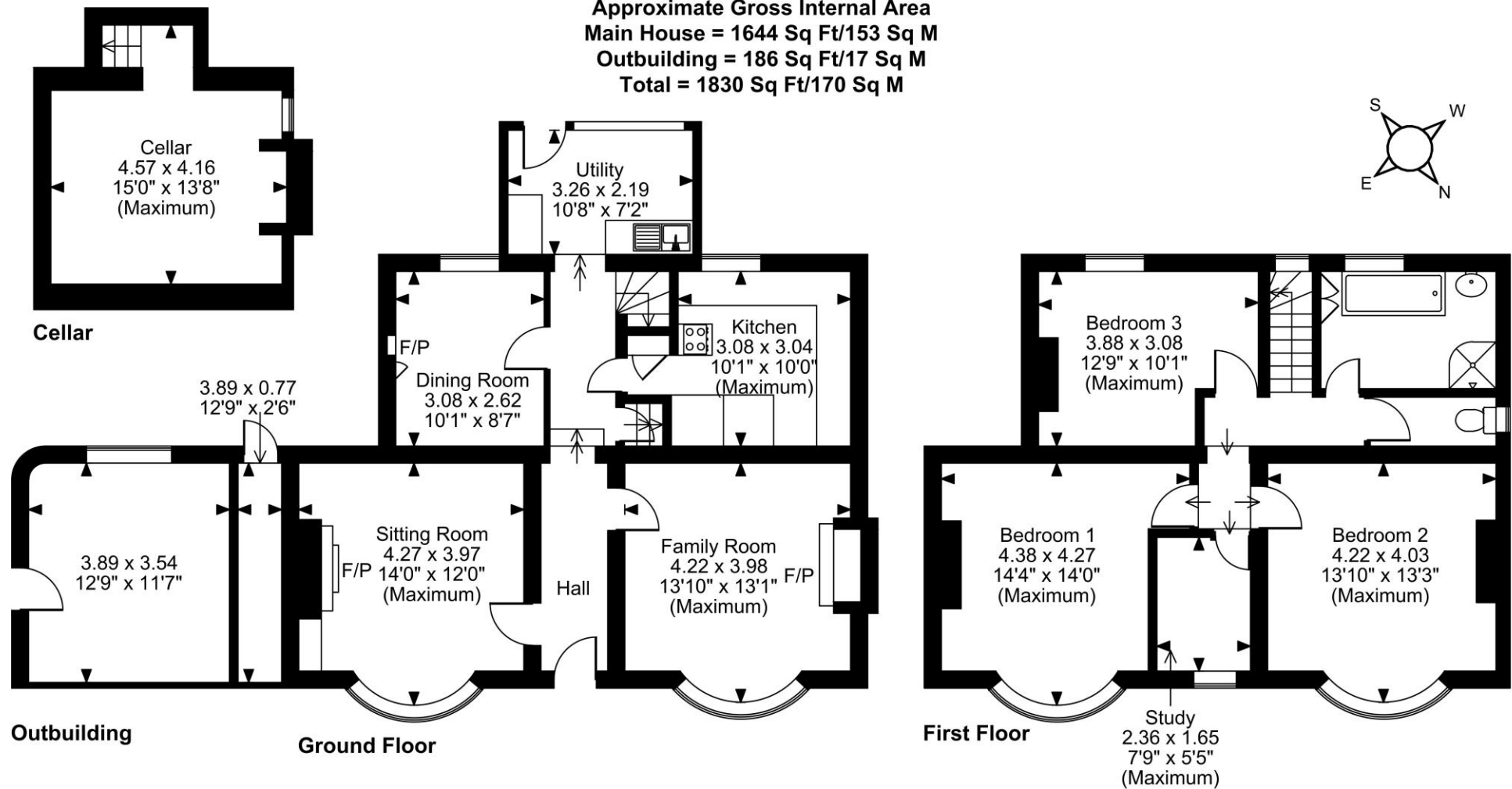
Rose Farm, By-Pass Road, Elton Green, Chester

Approximate Gross Internal Area

Main House = 1644 Sq Ft/153 Sq M

Outbuilding = 186 Sq Ft/17 Sq M

Total = 1830 Sq Ft/170 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

Follow us on   

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