



Durham Heifer
NANTWICH ROAD, BROXTON

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A unique lifestyle opportunity to purchase a beautiful detached family home with adjoining cafe and commercial kitchen, self-contained flat, paddock and camping facilities, set in 2.5 Acres.



FEATURES

- Four/Five bedroom detached house
- Self contained one bedroom flat
- Cafe and commercial kitchen
- Extensive camping facilities
- Scope for further development
- Stunning views across Bickerton Hills
- Prime roadside location



DESCRIPTION

Durham Heifer offers a lifestyle and business prospect with a myriad of further opportunities depending on the purchaser. The property has been tastefully redeveloped by the current owners to provide a substantial five-bedroom family home, a newly renovated and self-contained one bedroom apartment, an on-site café with modern commercial kitchen, and a family camp site operating under a Camping and Caravan Licence, with extensive facilities.

The main house has been refurbished to a high specification and offers versatile living accommodation over two floors. It briefly comprises; entrance porch, reception hall, gym, office, snug/ fifth bedroom with Sandstone fireplace, large living/dining room with exposed stone feature wall and open fire place, open plan kitchen/ breakfast room with underfloor heating, roof lights, stone flooring and doors leading to the patio and rear garden, adjoining family room with wood burning stove, utility room, downstairs shower room, W.C and a cellar. Upstairs, the property has four double bedrooms. The principal bedroom enjoys an en-suite shower room and walk in dressing room, further bedroom with en-suite shower room, two additional double bedrooms, and a family bathroom with free-standing bath.

Connected to the family home is a well-presented café providing 24 covers indoor and 34 covers in the external courtyard and beyond. There is front and rear aspect doors, wood burning stove and counter. At the rear is a commercial kitchen and three storerooms.



The current owners have also created a spacious self-contained flat which comprises; entrance hall, living room, kitchen, bathroom and double bedroom. This is accessed independently from the rear.

EXTERNAL AND CAMPING FACILITIES

The main house is accessed via a private gated driveway with an extensive drive/ parking area with a storage shed. To the rear of the residence there are private gardens and a paddock enjoying far reaching countryside views. The café and camping park has a separate access therefore not impacting on the residential house. This provides an additional car park for parking up to x12 vehicles. Opposite the rear café entrance there is a facilities block comprising two W.C's and an electric shower.

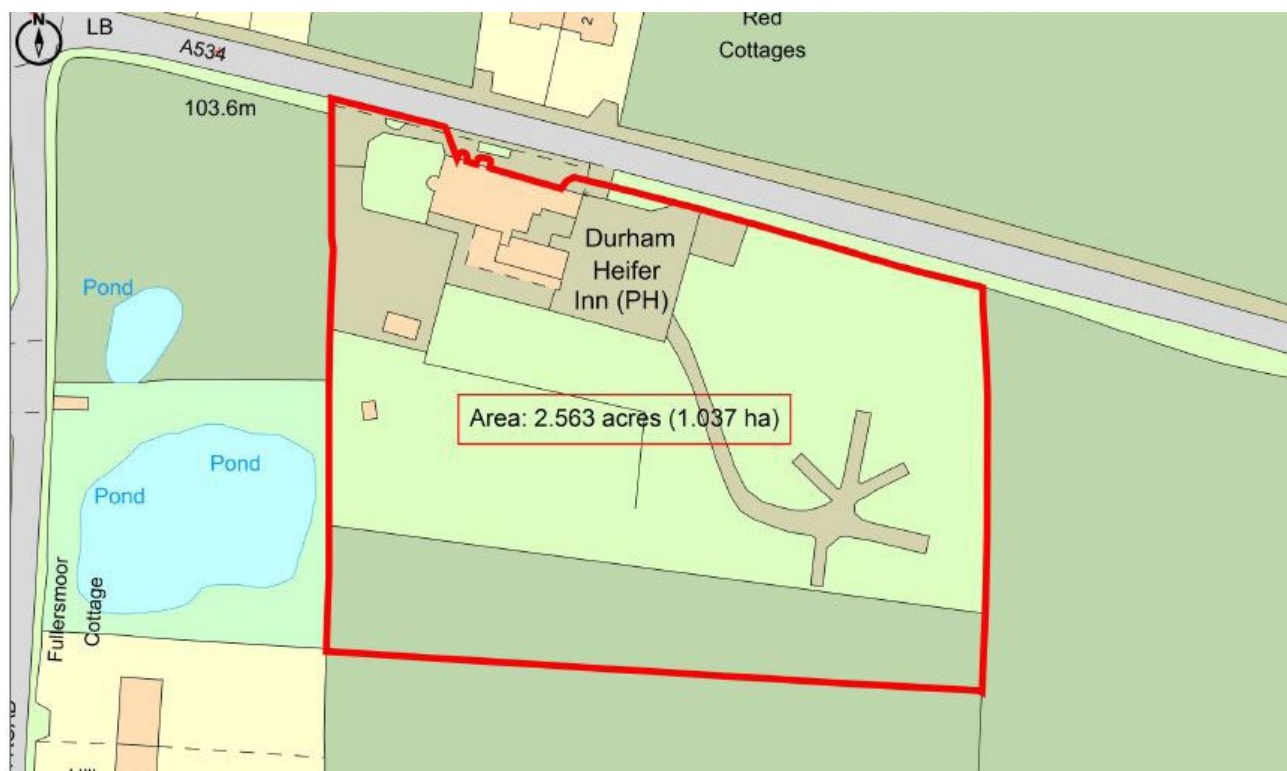
The camping facilities currently functioning under a Camping and Caravan Club Licence include x4 hard standings with electric hookups, x12 16 Amp electric hookups and x10 non-electric tent pitches. There is scope for further expansion to increase the number of touring pitches, subject to necessary planning consents being obtained.

SITUATION

Durham Heifer is situated in the semi-rural hamlet of Broxton, and is a highly sought after residential location surrounded by beautiful countryside and nestled at the foot of the Bickerton and Bulkeley Hills. The property is well located for convenient access to a villages, towns and comercial centres. Chester (11 miles) Nantwich (11 miles) Whitchurch (11miles) Wrexham (12 miles) Malpas (6 miles) Tarporley (9 miles) Liverpool (36 miles) Manchester (50 miles) Warrington (32 miles.)







TENURE

Freehold

COUNCIL TAX

Band A

BUSINESS RATES

To be confirmed

METHOD OF SALE

Private Treaty

SERVICES

Oil Central Heating. LPG gas kitchen hob and commercial kitchen. Mains electricity and water. Sewerage treatment plant drainage.

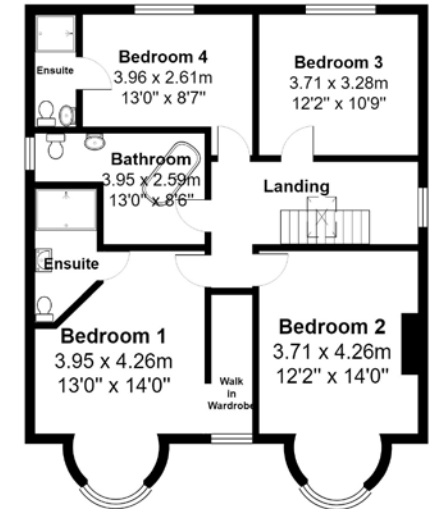
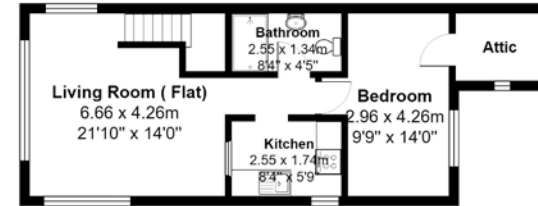
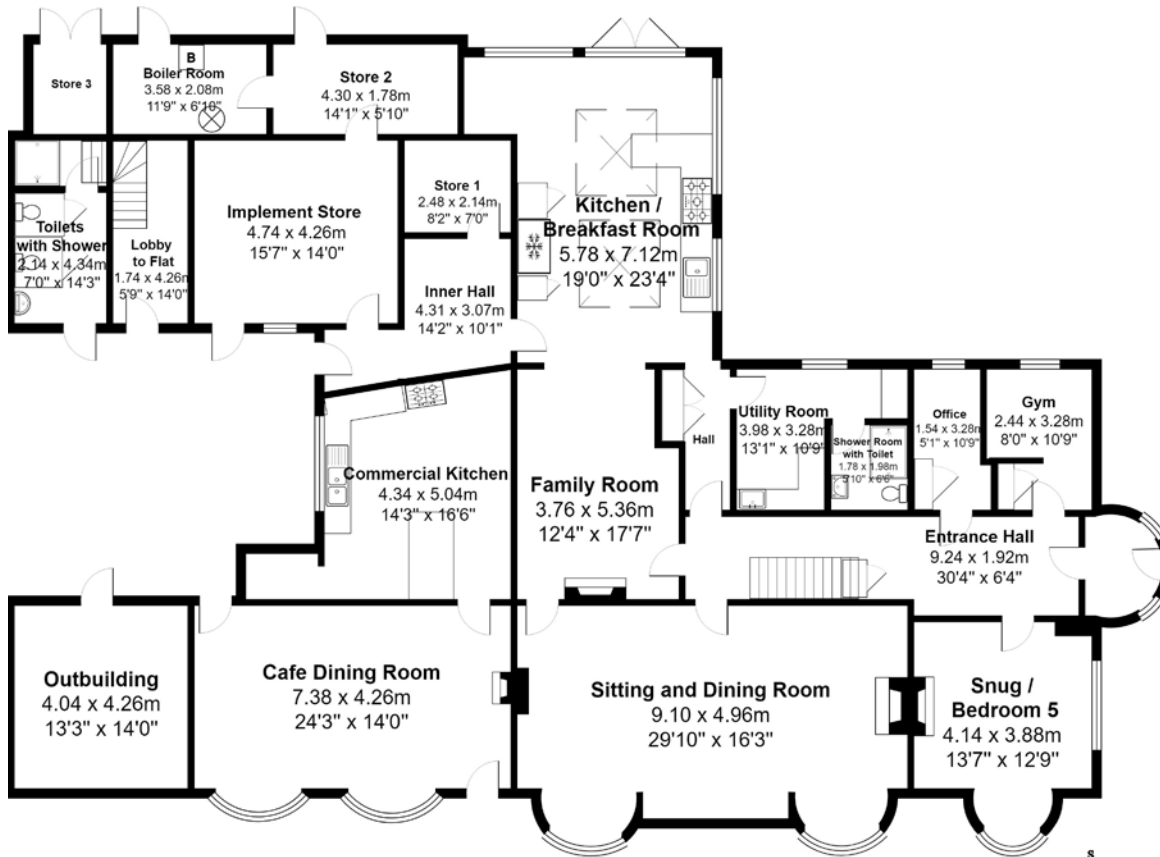
VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

FLOORPLAN



All measurements are approximate and for display purposes only

Total Area: 373.2 m² ... 4017 ft² (excluding outbuilding, inner hall, store 1, implement store, lobby to flat, toilets with shower, store 2, boiler room, store 3, attic)

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