



## Beeston View

BURWARDSLEY ROAD, TATTENHALL

**LegatOwen**  
RESIDENTIAL



# Beeston View

BURWARDSLEY ROAD, TATTENHALL



A detached five-bedroom family home set within 3 Acres, surrounded by beautiful Cheshire countryside and located equidistantly between Tattenhall and Burwardsley.



## FEATURES

- Substantial home with land and stables
- 3 Acres (including 1.97 Acre paddock)
- Open rural views from all aspects
- Total Size - 3025 sq ft (281 sq m)
- 1.5 miles from Tattenhall
- 1.2 miles from Burwardsley
- Additional land available by separate negotiation







## EXTERNAL

Beeston View presents a rare opportunity to acquire a property of this size and nature in such a highly sought-after location between the charming villages of Tattenhall and Burwardsley. Set within 3 Acres, this detached residence offers uninterrupted countryside views from every angle, including vistas of the iconic Beeston Castle.

This traditional two-story detached house, constructed from brick beneath a slate roof, is accessed via Burwardsley Road. The property features a spacious driveway, a generously sized garden with patio area, and a paddock with a stable block—ideal for equestrian enthusiasts. A garage adds further practicality. Beyond the garden lies an additional 1.97-acre field. Additional adjoining land (7.15 acres to the west and 3.73 acres to the southeast) is available through separate negotiation.

## INTERNAL

The accommodation on the ground floor comprises brick-built entrance porch, four versatile reception rooms: sitting room, dining room, snug and conservatory, kitchen, and large utility room with rear door to the garden. Upstairs, there are five generously sized bedrooms, one with an en-suite shower room, and all offering far-reaching views across open Cheshire countryside. There is a family bathroom.

The property has previously been occupied by the same tenant for a number of years and requires a degree of modernisation. This presents for an ideal refurbishment/ redevelopment opportunity.



## SITUATION

Beeston View is located less than 1.5 miles from both Tattenhall and Burwardsley, making both villages easily accessible by foot. Burwardsley is a picturesque Cheshire village, renowned for its charm and character. It is home to the popular Pheasant Inn pub and offers access to the extensive Sandstone Trail, providing beautiful countryside walks.

Tattenhall provides a larger array of amenities including a 'Spar' general store, a doctor's surgery, a pharmacy, church, and Primary School. There are also a selection of pubs and eateries and a thriving sports club. The historic city of Chester is located 10 miles away offering national retailers and out-of-town retail parks at Boughton and Cheshire Oaks.

The area provides an excellent choice of schools. Tattenhall, Bunbury, and Tarporley all have well-regarded Primary schools. Secondary education includes Bishop Heber High School, Tarporley and Christleton High Schools and private education options include The Kings and Queens Schools in Chester, Abbeygate College in Saighton, and The Grange in Hartford.

Despite its tranquil rural setting, Beeston View offers excellent connectivity. There is access to the M53/M56 motorways, ensuring easy travel to major commercial hubs across the northwest, while the A55 opens the gateway to North Wales. Both Liverpool and Manchester International Airports are accessible in under an hour. Chester and Crewe Train Stations provides a direct train service to London Euston.

Tattenhall - 1.5 miles. Tarporley - 8 miles. Nantwich - 13 miles. Chester 10 - miles











## TENURE

Freehold

## COUNCIL TAX

Band G

## METHOD OF SALE

Private treaty

## SERVICES

Mains electricity and water. Oil fired central heating. Private septic tank 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](mailto: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	39 E	
21-38	F		
1-20	G		

## FLOORPLAN

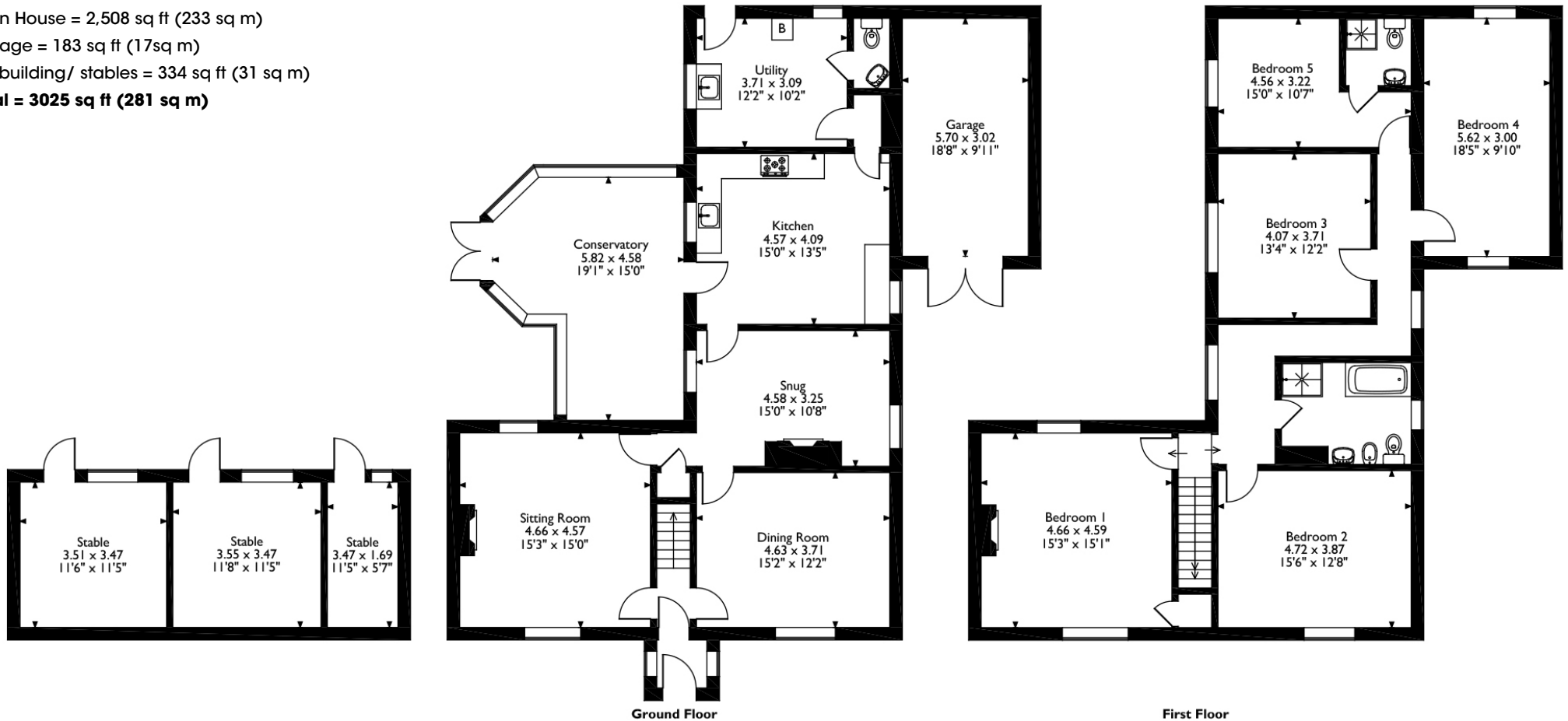
Approximate Gross Internal Area

Main House = 2,508 sq ft (233 sq m)

Garage = 183 sq ft (17sq m)

Outbuilding/ stables = 334 sq ft (31 sq m)

**Total = 3025 sq ft (281 sq m)**



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

### LEGAT OWEN

Albion House  
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