




Constables
SALES & LETTINGS

Capenhurst Lane Capenhurst, Chester

£850,000



A substantial detached farmhouse, located in a highly sought after semi-rural, yet accessible location in Capenhurst, Cheshire. The Hayloft is set in approximately 3.7 acres which includes gardens, grass paddocks with a field shelter, and woodland area. The property may be of particular interest to those with a small holding or equestrian interest.

The property provides incredibly spacious accommodation that is well-presented throughout and retains many original character features. The accommodation comprises; Utility room, ground floor shower room, a well-appointed kitchen-breakfast room with an excellent range of units, breakfast bar, Range cooker, dishwasher and fridge-freezer, off the kitchen is the dining room. There is an inner hallway with stairs to the first floor and a handy store room, off here is the lounge with log burning stove. An additional reception room which could be used as a study, playroom or fifth bedroom completes the ground floor accommodation.

On the first floor there are four good sized bedrooms, the main bedroom with en-suite shower room and there is a separate family bathroom.

Externally, two electric five bar double gates open to a large gravel driveway and turning area. There is a large front garden and paved rear garden with raised vegetable beds and a two storey brick outbuilding, ideal for storage or a home office.

The property is offered for sale with no onward chain. Viewing Strictly by Appointment.





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- Impressive Detached Farmhouse
- Set in Approximately 3.7 acres
- Four Double Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Unfurnished
- Semi-Rural Location
- No Onward Chain
- Council Tax Band: F

Location

The Hayloft is situated in the most idyllic semi-rural area near Capenhurst, a hugely convenient location within 6 miles of Chester, 8 miles to the edge of the Wirral peninsula, as well as only a brief distance to the A55 North Wales expressway. The area is also well-placed for commuting to the commercial centres of the North West via the M53 and M56 motorway networks, whilst Chester Railway Station provides a direct service to London Euston within two hours.

On the educational front, there is good local schooling available close by for nursery, primary and secondary education. King's and Queen's Schools in Chester offer excellent independent education.

Utility Room Entrance

11'5" x 8'7" (3.48m x 2.62m)

Ground Floor Shower Room

6'3" x 6'8" (1.91m x 2.03m)

Kitchen-Breakfast Room

17'10" x 11'10" (5.44m x 3.61m)

Inner Hallway

Store Room

Dining Room

14'1" x 9'9" (4.29m x 2.97m)

Lounge

17'10" x 22'3" max (5.44m x 6.78m max)

Third Reception Room/Office

15'7" x 13'6" (4.75m x 4.11m)

First Floor Landing

Bedroom One

17'9" x 11'10" max (5.41m x 3.61m max)

En-suite

6'10" x 5'9" (2.08m x 1.75m)

Bedroom Two

13'2" x 11'4" (4.01m x 3.45m)

Bedroom Three

9'9" x 13'10" (2.97m x 4.22m)

Bedroom Four

irregular shape 11'1" x 15' max reducing to 9' (irregular shape 3.38m x 4.57m max reducing to 2.74)


Bathroom

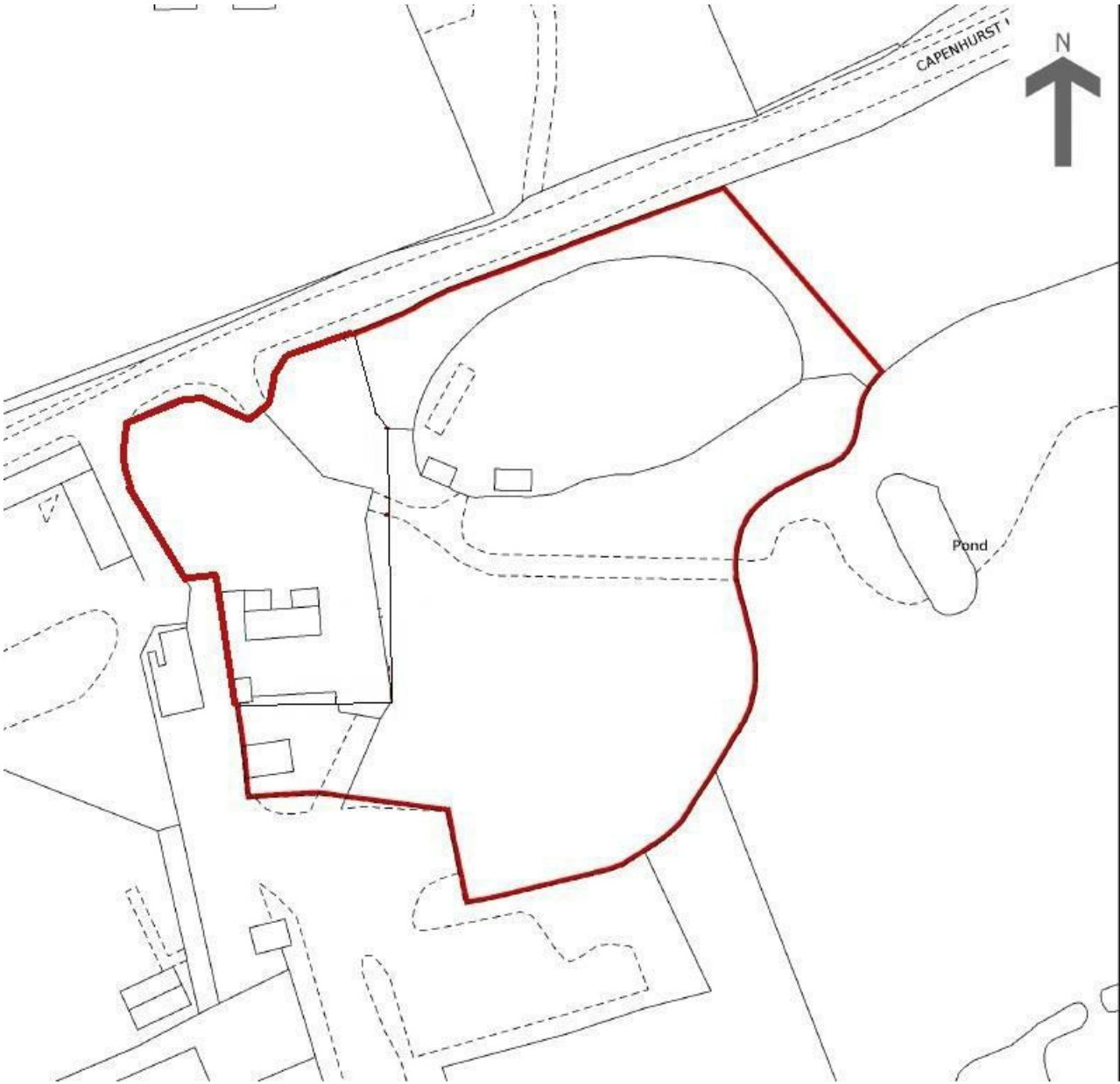
9'11" max x 9'9" max (3.02m max x 2.97m max)



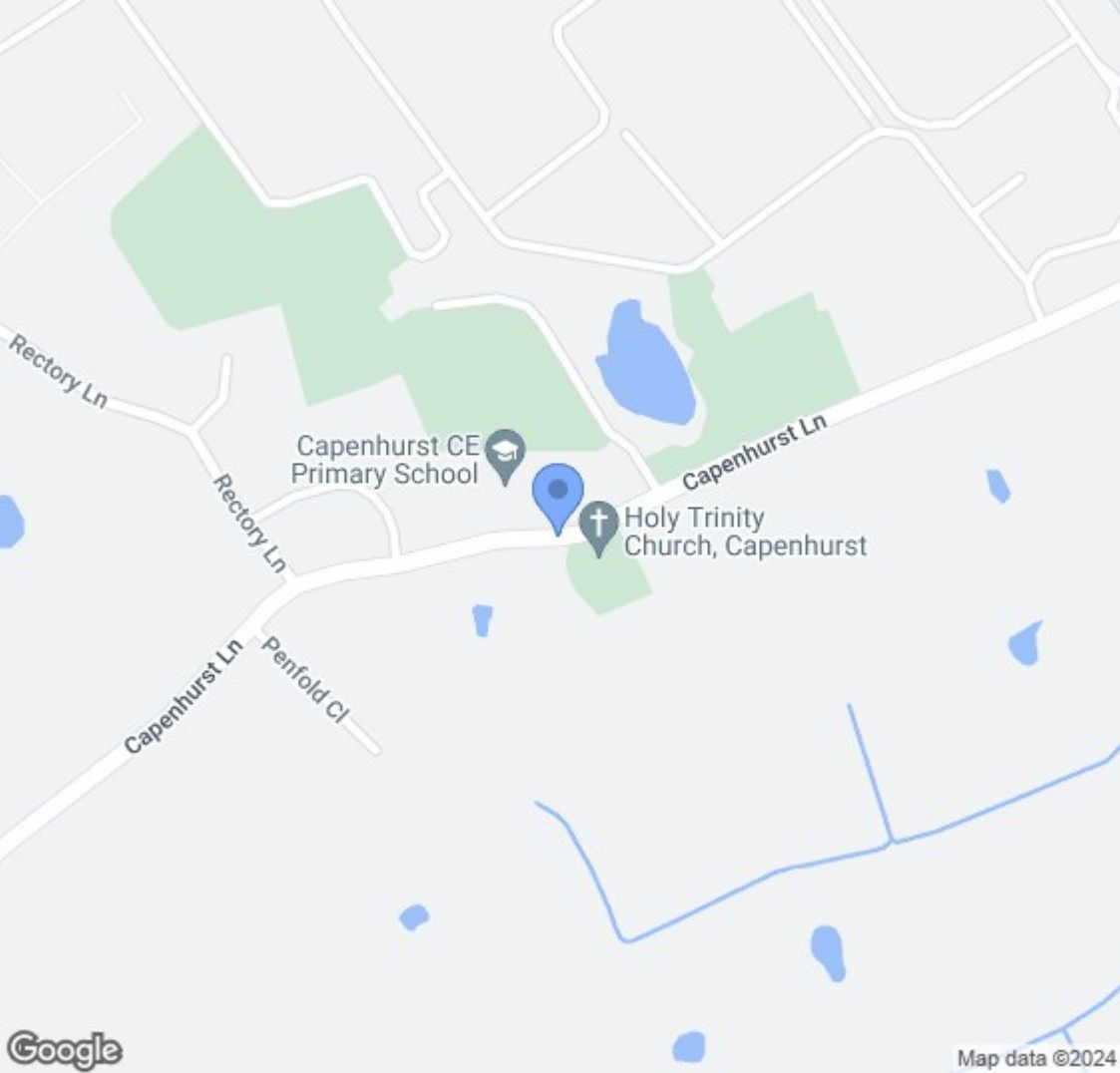
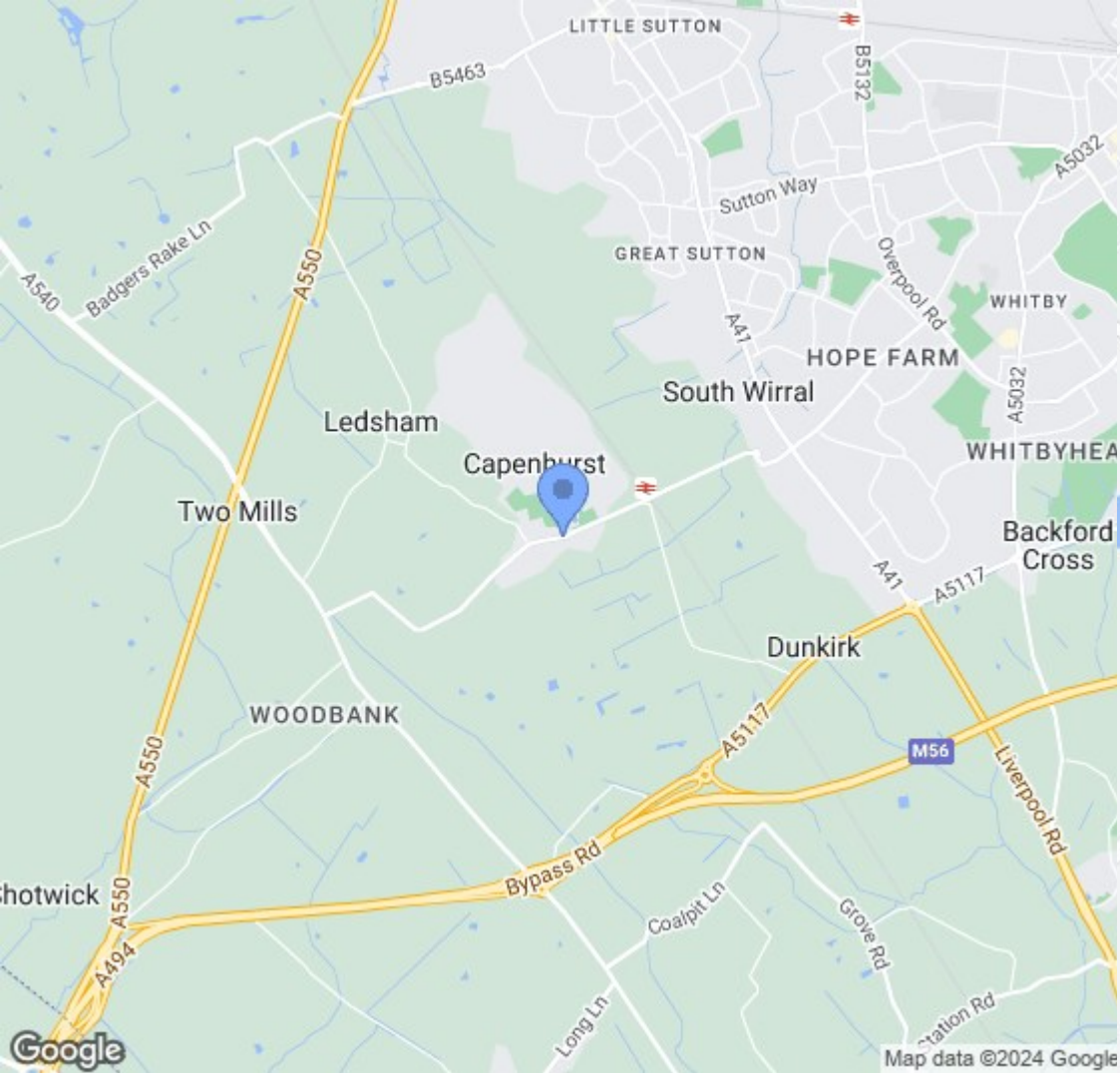


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



NOT TO SCALE: FOR ILLUSTRATIVE PURPOSES ONLY



Location Map

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