




**Constables**  
SALES & LETTINGS

Capenhurst Lane Capenhurst, Chester

£2,950 Per Month





Constables is delighted to offer to let this substantial detached farmhouse, located in a highly sought after semi-rural, yet accessible location in Capenhurst, Cheshire.

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, 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. In addition to the gardens there are various paddocks that could be available by separate negotiation.

The property is available unfurnished and is available from July. Early viewing is highly recommended.







**Constables**  
SALES & LETTINGS

- Impressive Detached Farmhouse
- Extensive Gardens & Additional Land Available by Negotiation
- Four Double Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Unfurnished
- Semi-Rural Location
- Available Immediately
- Council Tax Band: F



**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**

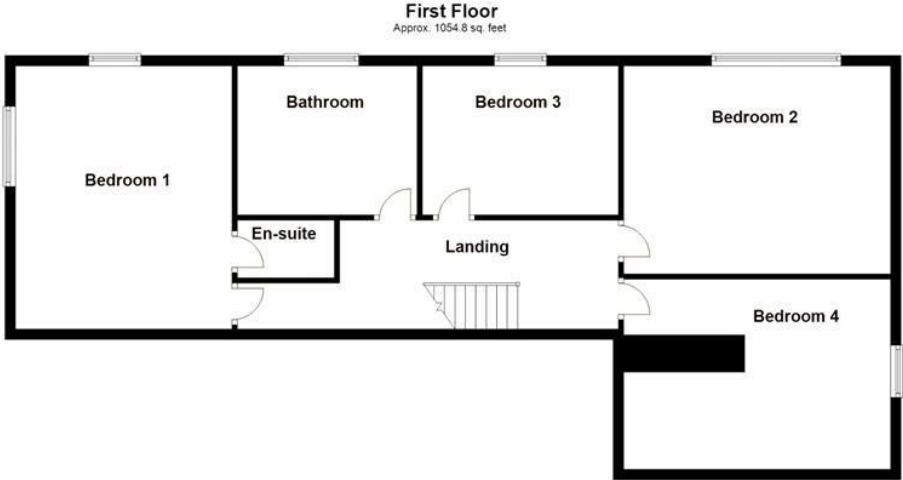
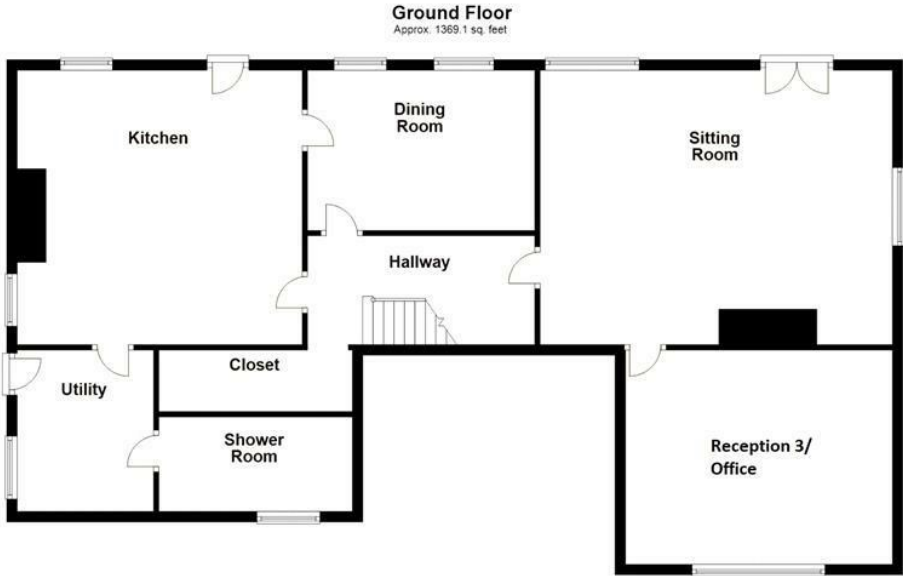
9'11" max x 9'9" max (3.02m max x 2.97m max)





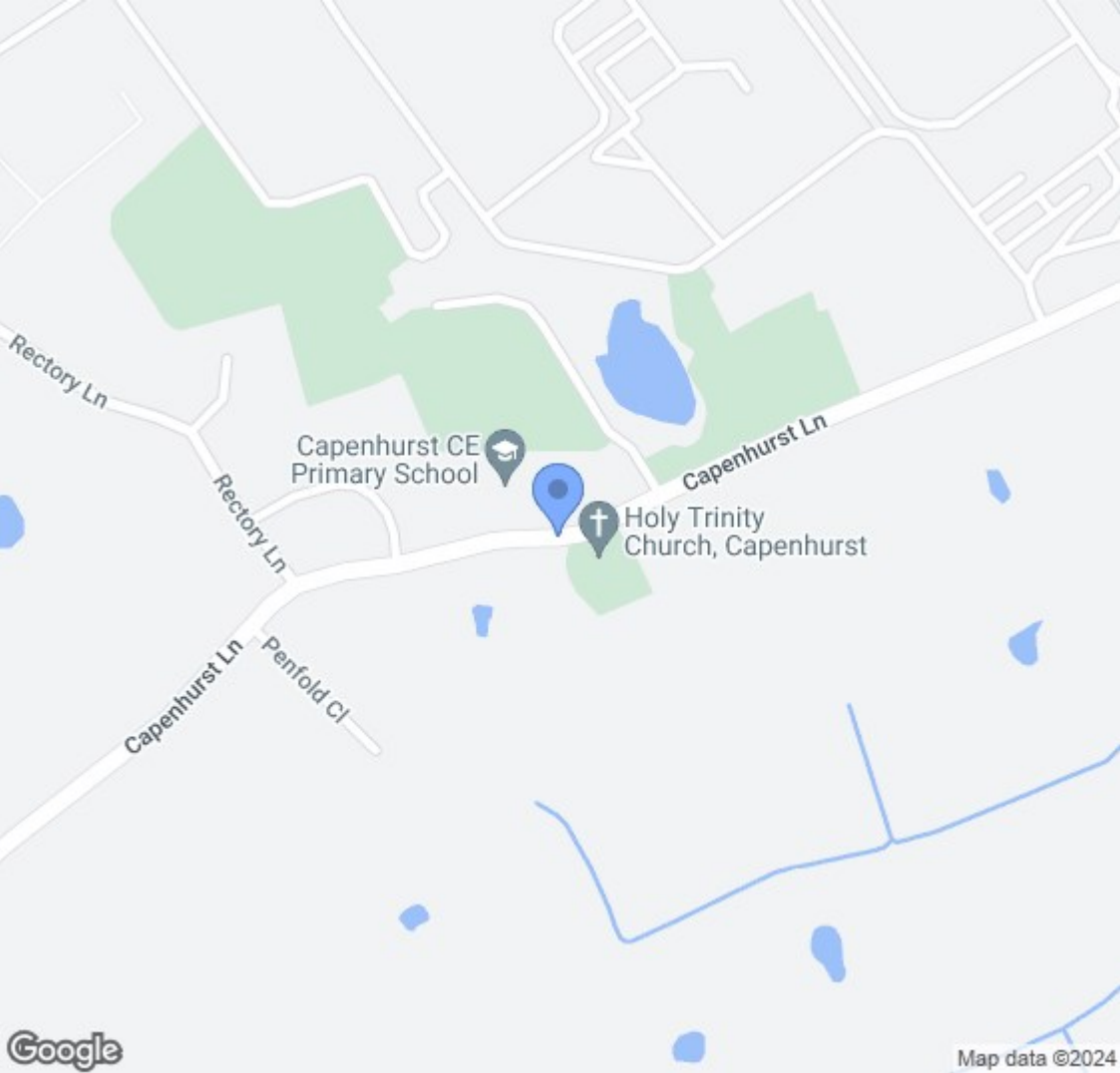
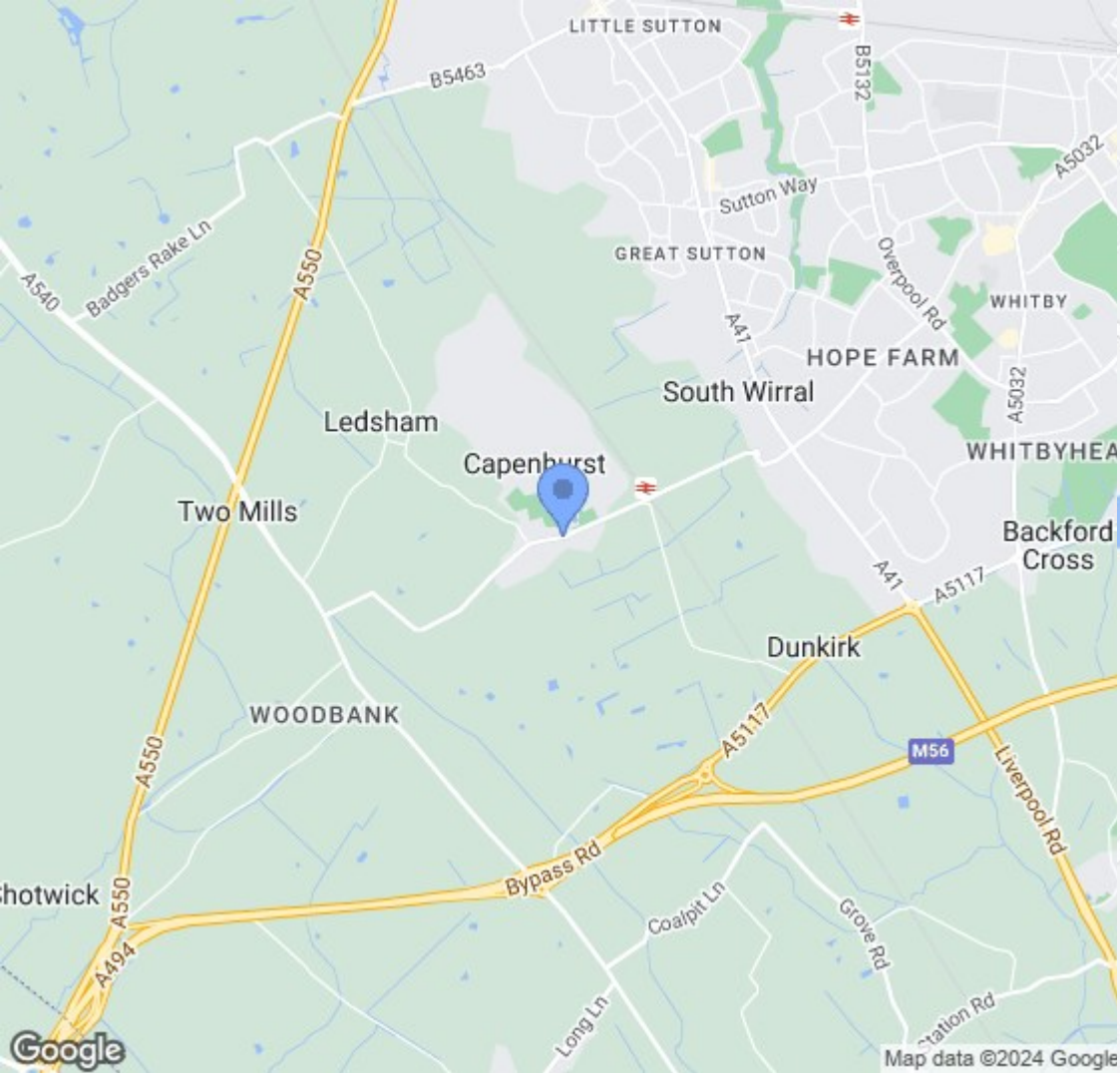
# EPC & Floor Plan

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



Total area: approx. 2423.9 sq. feet





Location Map

# Constables

S A L E S   &   L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

[www.constablesestateagents.co.uk](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333