

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



3



1



2



E

## Glenmoriston Home Farm

£825,000 Guide Price



- Viewing Strictly by Appointment
- Detached Bungalow and Small Holding
- Farmland Extending to Approximately 6.31 acres
- Highly Sought After Location
- Extensive Stabling and Farm Buildings
- Huge Potential
- No Onward Chain
- Tenure: Freehold
- Council Tax Band: D
- Local Authority: Cheshire West & Chester

A fantastic opportunity to acquire a detached bungalow and small holding with equestrian facilities and approximately 6.3 acres of land. The site is located on the border of Willaston and Eastham and is ideally placed for local amenities and transport links. The detached bungalow was constructed in the 1970s and has only had one owner since built. The bungalow requires modernising but offers huge potential and incredibly spacious accommodation. The accommodation comprises, entrance hallway with built in storage cupboards, large lounge and a separate dining room and a well appointed kitchen. There are three bedrooms and a bathroom. Off the kitchen is a rear hallway where there is a utility room and cloakroom.

Externally a driveway provides off road parking and there is a detached garage. The property is set in established gardens and adjoining the garden is a 0.25 acre paddock.

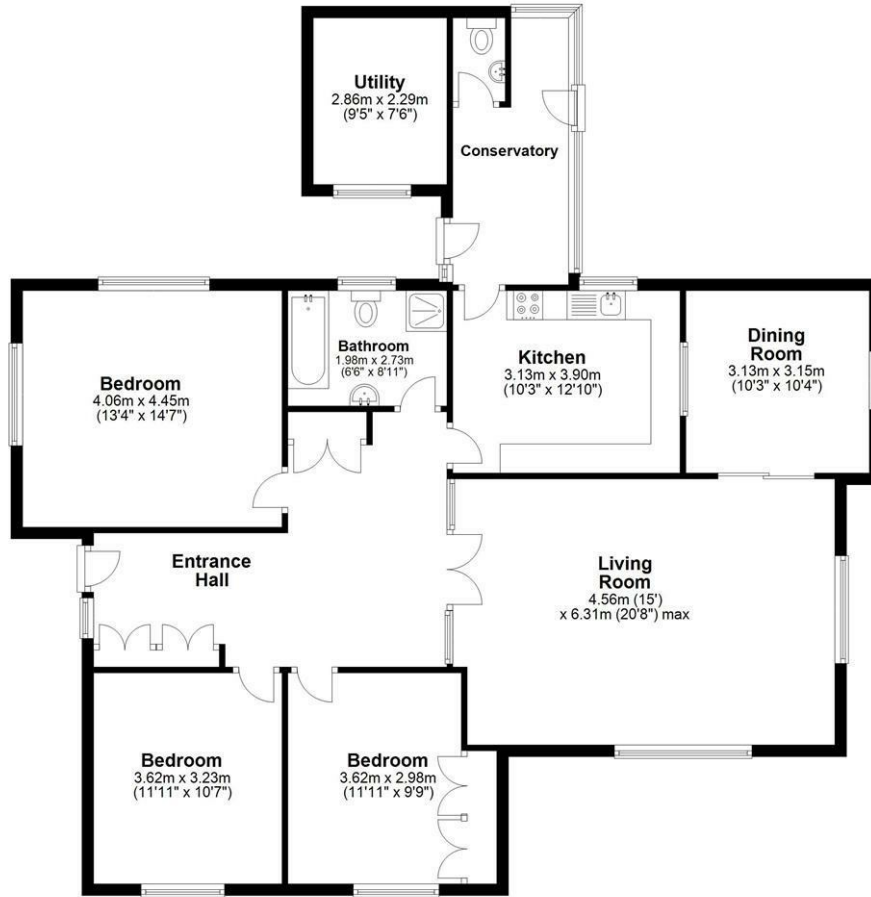
Located to the rear of the bungalow is a paddock of 2.58 acres.

A shared lane at the front of the bungalow leads to the farm. The farm has an extensive array of stables and farm buildings and there is an area that was previously used as a manege. The land adjoining the farms extends to Benty Heath Lane is approximately 2.52 acres.

The property is available to purchase with no onward chain and early viewing is essential.

### Ground Floor

Approx. 138.6 sq. metres (1491.5 sq. feet)



Total area: approx. 138.6 sq. metres (1491.5 sq. feet)  
**Glenmoriston Home Farm, Eastham Rake, Wirral**

Glenmoriston Home Farm, Eastham Rake,  
Wirral, CH62 9ES



# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**Entrance Hallway**

**Living Room**  
14'11" x 20'8"

**Dining Room**  
10'3" x 10'4"

**Kitchen**  
10'3" x 12'9"

**Rear Porch**

**Utility Room**  
2.86m x 2.29m

**W.C.**

**Bedroom One**  
4.06m x 4.45m

**Bedroom Two**  
11'10" x 9'9"

**Bedroom Three**  
11'10" x 10'7"

**Bathroom**  
6'5" x 8'11"











