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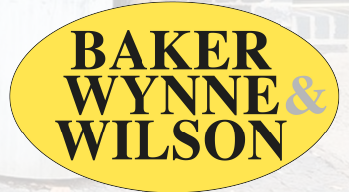
R. F. BURROWS
& SONS
Est. 1924

FAMILY FRIENDLY
PURVEYORS OF FINE
PRODUCE
SINCE 1924

SUNDAY - CLOSED
MONDAY - CLOSED
TUESDAY - 9am - 3:30pm
WEDNESDAY - 9am - 1:00pm
THURSDAY - 9am - 2:00pm

WELCOME TO
BURROWS FINE FOODS
CLOSED

The Old Post Office Bunbury Lane, Bunbury, Tarporley, Cheshire, CW6
Guide Price £1,000,000



DESCRIPTION

Formerly 'The Old Post Office' and presently trading as R F Burrows & Sons a 4th generation family butcher established in 1924 within the commercial self-contained front shop unit and in conjunction with the residential four-bedroom house at the rear. Both elements being the recent subjects of extensive improvements and substantial monetary outlay. The vast loft rooms hold the key to unlock further passive income. For example, in the form of bed and breakfast/Airbnb accommodation (subject to any necessary consents and improvement works). Local sources of potential nearby customers include the wedding venues at Peckforton Castle, Dorfold Hall as well as Boldsworth Castle which offers an extensive and varied season of top attractions.

This distinctive landmark detached period property is rich in character and due to its unique combination of residential and commercial elements, is without comparison in the locality.

At its heart, this is a delightful family home, as presently configured is four of the largest double bedrooms you are ever likely to come across, ideal for family life being close to the local primary school and Doctor's surgery. One has an en suite and the other three are served by a stylish and well-equipped family bathroom.

At ground floor level there is a particularly impressive collection of ground floor reception rooms and super breakfast kitchen with space for table and chairs. The ground floor has been substantially remodelled in recent times and opened into a stylish open plan format, with a pleasing blend of traditional and contemporary features, these including an AGA wood burning stove, engineered oak flooring and bi fold doors. I also love the superb Minton flooring in the entrance hallway.

Crowning the building are six loft rooms, presently used as loft store areas but providing extensive potential, subject to planning, to create extra accommodation. At the opposite end of the house, there is an extensive cellar, which is in good order and provides either storage space or again the potential to create more accommodation, subject to planning.

Another unique aspect to this property is the large and impressive retail and associated space, which is presently used as the village butchers. Vacant possession will be offered to the eventual purchasers. The commercial space provides the perfect base for those looking to run a street facing retail business from home, or alternatively an excellent additional income if let out on a modern commercial lease. The Government Valuation office in calculating the rateable value in there 1st April 2023 valuation stated that the shop premises would hypothetically let for £8,325 pa based on a zoned commercial area of 195.47 m2. Interested parties are advised to take independent advice to confirm these figures are correct, with the possibility the premises could let for more. ?

Externally the property offers off road parking, a large and impressive detached brick outbuilding, and lovely areas of garden, that are south easterly in orientation and comprise a courtyard, terracing and lawn area.

This is a property that offers an incredible amount of space on day one, much of which is in excellent contemporary condition. It also offers hugely exciting potential, to be developed in line with the next owners' requirements and vision. It is, by any measure, one of the most exciting properties to be offered to the market in recent times with an abundance of potential..

PLANNING FEASIBILITY APPRAISAL

An appraisal has been prepared by Richard Lee Project Planning to address the planning feasibility of developing The Old Post Office. Its purpose is to appraise potential development options for the property. It considers issues and policies that will need to be addressed in order to progress a development project through planning. Copy available on request from Mark Johnson FRICS.

ACCOMMODATION & DIMENSIONS

As detailed on the floorplan.





LOCATION

Situated within Cheshire's beautiful countryside, Bunbury is highly sought after and well known as one of the most picturesque villages in the area.

The village itself has a wonderful community feel and boasts a variety of amenities, from the local's favourite Tilly's café to the very popular village fish & chip shop. There is also a thriving Co Op convenience store, modern medical centre, and impressive children's play park. Bunbury village also has an active scouts and guide group and a local newspaper.

Recreationally there are wonderful walking routes nearby including around the popular historic grounds of Beeston & Peckforton Castles. The village also has its own cricket and tennis clubs as well as three public houses; the Nags Head, Yew Tree Inn, and the highly regarded Dysart Arms, which has a superb beer garden that overlooks the beautiful Parish Church.

Bunbury Primary School provides young families with easy access to a high standard of education and other highly reputable schools can be found in the surrounding areas including Tarporley High School, Bishop Heber High School, Abbeygate, Kings and Queens of Chester and The Grange in Hartford.

The natural beauty and history of the village is perfectly encapsulated by St Boniface Church, an architecturally stunning building that dates back over 1,000 years. The Church is very well supported, has an active congregation, with many community events regularly organised.

The nearby village of Tarporley and cultural city of Chester provides a wider range of amenities and the whole area is well placed for the business traveller with many commercial centres including Manchester, Liverpool, Crewe, Warrington, and Nantwich, all being found within comfortable commuting distance. Nearby road links include the A49, A483, M6, M56 and M53, also of note is Crewe Railway Station (20 minutes' drive) and Manchester and Liverpool Airports, both located within reasonable travelling time.

DIRECTIONS

Proceed from Nantwich along the Chester to Tarporley Road. At the Four Lane Ends Crossroads with the Rasoi Indian restaurant on the left-hand side, take a left turn onto the A49 in the direction of Whitchurch. Continue through Tiverton and Beeston. After passing the former Wild Boar Hotel on your left take the second left turn onto School lane. Proceed for a short distance, towards the centre of the village, passing the Primary School on the right-hand side. Continue along, bearing left and reaching a T junction. Take a right turn and the subject property will soon be located on the left-hand side.

SERVICES

We understand that mains electricity and water are drainage are connected. Oil central heating.

COUNCIL TAX BAND D

TENURE

We believe the property is freehold tenure, this will be confirmed as part of the legal process.

VIEWINGS

By appointment with the joint selling agents
Mark Johnson FRICS at Baker Wynne and Wilson

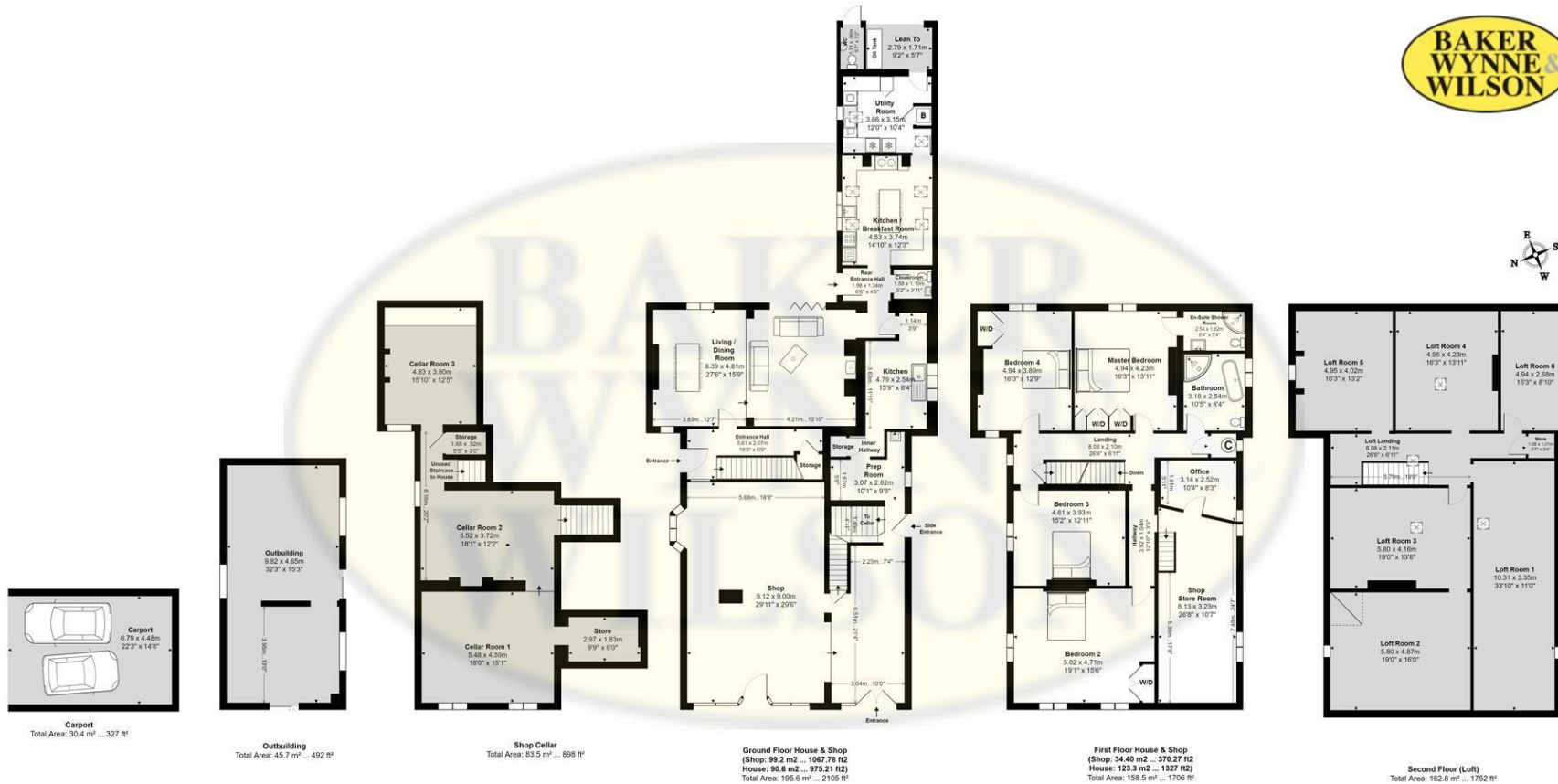


**BAKER
WYNNE &
WILSON**





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WYNNE &
WILSON**



THE OLD POST OFFICE, BUNBURY LANE, BUNBURY, TARPORLEY, CHESHIRE, CW6 9QR

All Parts Total Approximate Gross Internal Area: 645.8 m² ... 6953 ft² (excluding lean to, carport)
House Total: 376.5 m² ... 4052.61 ft²

Shop Total (including Freezer Room): 262.50 m² ... 2828.75 ft²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Green House EPC Ltd 2022. Copyright

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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