



ROSE FARM TATTENHALL LANE
TATTENHALL CHESHIRE CH3 9NH

J. Bradburne Price & CO ~ EST. 1902 ~
~ CHARTERED SURVEYORS ~ AUCTIONEERS ~
~ VALUERS & ESTATE AGENTS ~

ROSE FARM, TATTENHALL LANE, TATTENHALL, CHESHIRE, CH3 9NH

An attractive and exceedingly well located residential/agricultural/equestrian holding located in prime Cheshire countryside in the shadow of Beeston Castle.

Detached Traditional Brick & Slate Farmhouse

Useful range of Outbuildings

Fertile pastureland with road frontage

1 mile from Tattenhall – 3 miles from Tarporley and 10 miles from Chester

9.55 acres (3.86 ha)

VIEWING HIGHLY RECOMMENDED

Sole Selling Agents J. Bradburne Price & Co. 14/16 Chester Street, Mold, Flintshire, CH7 1EG

Contact Peter Lewis on 01352 753873

01352 753 873

contact@jbradburneprice.com



SALE PARTICULARS OF ROSE FARM, TATTENHALL LANE, TATTENHALL, CHESHIRE, CH3 9NH

Rose Farm is a most attractive residential, agricultural/equestrian holding located in a popular and sought after locality being approximately 1 mile from Tattenhall, 3 miles from Tarporley and 10 miles from the City of Chester. Situated in the heart of the Cheshire Plain there are excellent views towards both Beeston and Peckforton Castle and across open countryside with access to Peckforton Hills, Beeston and quiet country lanes and the facilities of nearby towns and villages. The property includes a deceptively spacious 4 bedroomed detached farmhouse, a useful range of farm buildings and productive pastureland contained, all of which extends to 9.55 acres.

The sale of Rose Farm is a very rare opportunity to acquire a property of this size and nature in this location, and will appeal to a wide range of prospective purchasers due to the nature of the property and its popular and convenient location. The village of Tattenhall offers a wide range of facilities and services, as does the nearby village of Tarporley both of which are two of the most popular villages within Cheshire. The historic City of Chester is approximately 10 miles to the north, with a wide range of retail, recreational, educational, leisure and commercial facilities and services. On a regional basis there are mainline train stations at Chester and Crewe, whilst there are International Airports at Liverpool and Manchester both of which are within an hour's travelling distance.

VIEWING VIA APPOINTMENT THROUGH THE AGENTS OFFICE.

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ROSE FARM FARMHOUSE, OUTBUILDINGS & 9.55 ACRES (SHOWN PINK ON PLAN)

The farmhouse is situated fronting onto Tattenhall Lane, of traditional Cheshire brick construction beneath a slate roof believed to be of late Victorian construction with a double storey extension. The accommodation is 2 floors with UPVC double glazing throughout and provides two well proportioned Reception Rooms, Study, Kitchen, Larder, 2 Bathrooms and 4 Bedrooms. The accommodation and room sizes are shown on the floor plan enclosed.

FARM BUILDINGS

Situated partly adjoining and to the side of the farmhouse is a very useful range of traditional farm buildings providing general storage, stables, loose boxes etc with there being the opportunity of incorporating the adjoining traditional brick and slate barn into the farmhouse, to provide additional accommodation or potentially ancillary/annex accommodation. The Layout and sizes of the buildings are shown on the plans.

THE LAND

The property extends in total to 9.55 acres which includes a level regularly shaped pasture field to the rear of the farmhouse with the benefit of frontage and access onto Tattenhall Lane. The soil is classified as being Grade III on the Agricultural Land Classification Map and is capable of growing heavy crops of grass for either grazing or for conservation purposes.

Council Tax – Cheshire West & Chester Council – Band G

EPC Rating – G

VIEW THE DRONE VIDEO - [HTTP://BIT.LY/4NGS9S5](http://bit.ly/4NGS9S5)

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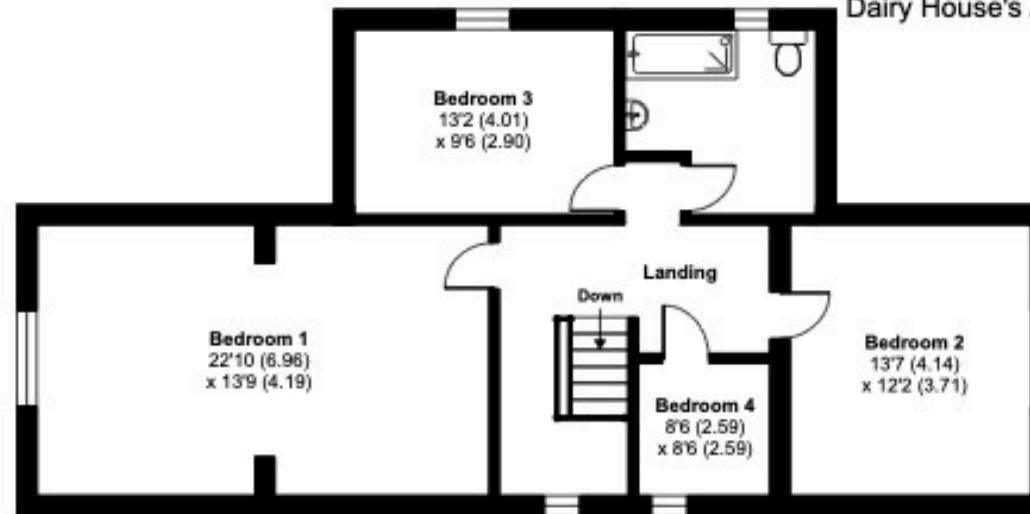




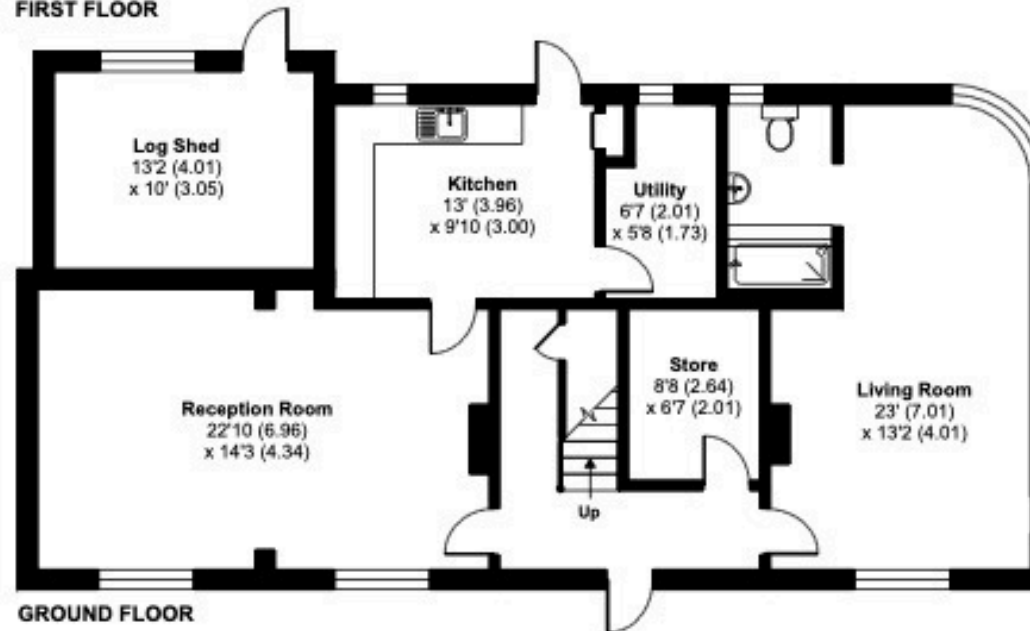
Rose Farm, Tattenhall Lane, Tattenhall, Chester, CH3

Approximate Area = 1950 sq ft / 181.1 sq m
Dairy House's / Shed's = 3533 sq ft / 328.2 sq m
Total = 5483 sq ft / 509.3 sq m

For identification only - Not to scale



FIRST FLOOR



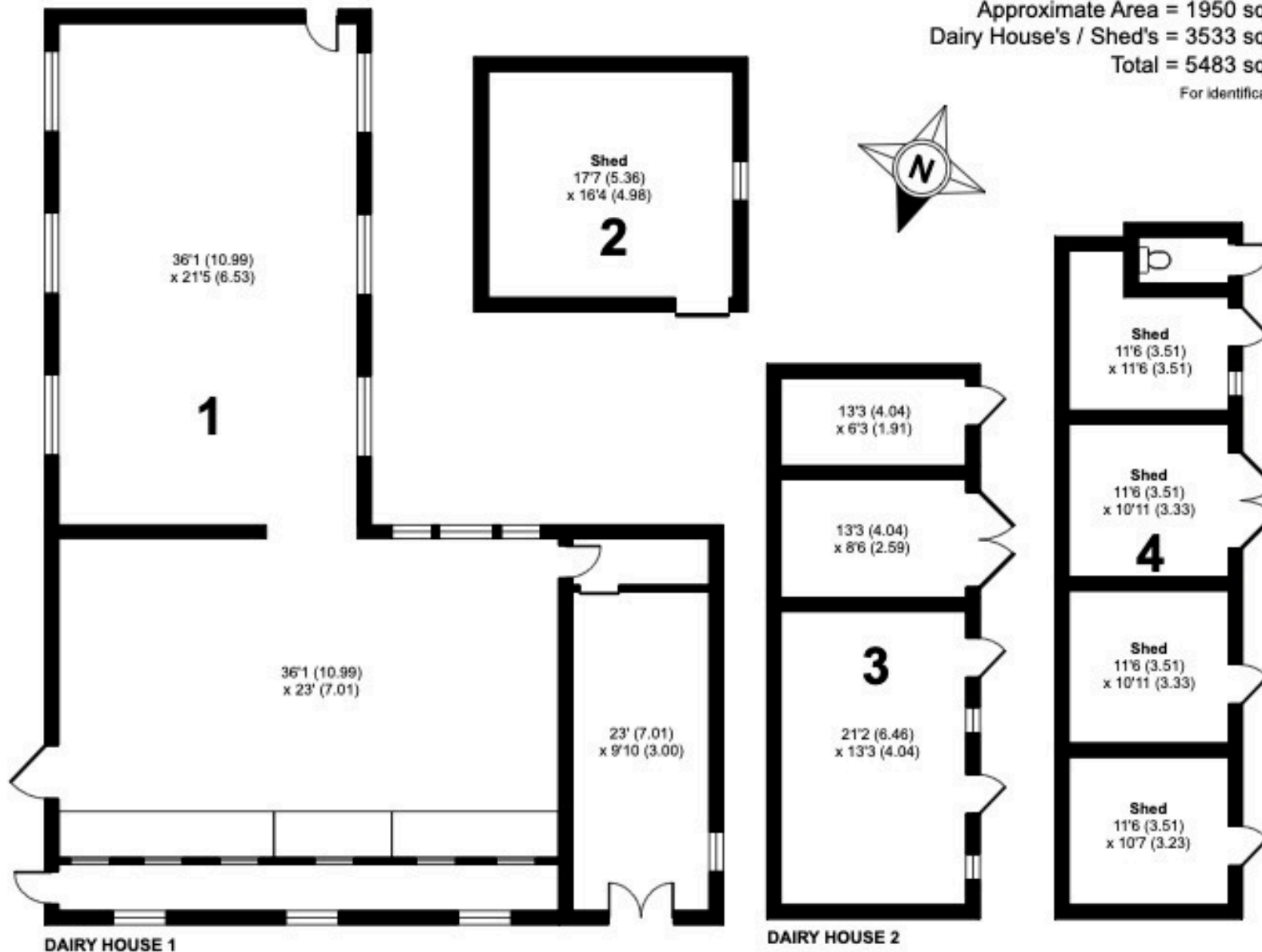
GROUND FLOOR



Rose Farm, Tattenhall Lane, Tattenhall, Chester, CH3

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Rose
Farm

2

1

House

3

4

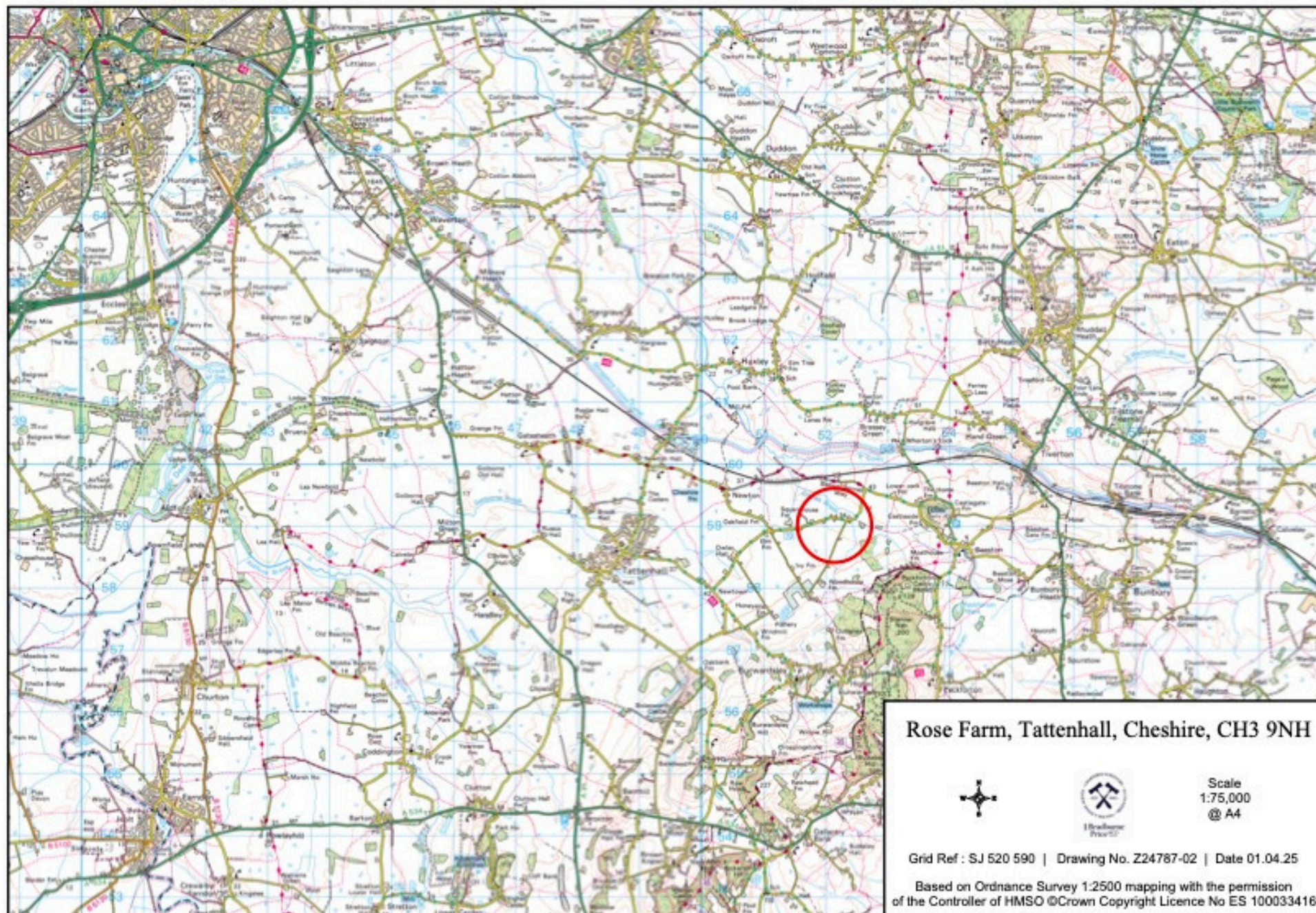
Rose Farm, Tattenhall, Cheshire, CH3 9NH



Scale
1:500
@ A4

Grid Ref : SJ 520 590 | Drawing No. Z24787-03 | Date 09.04.25

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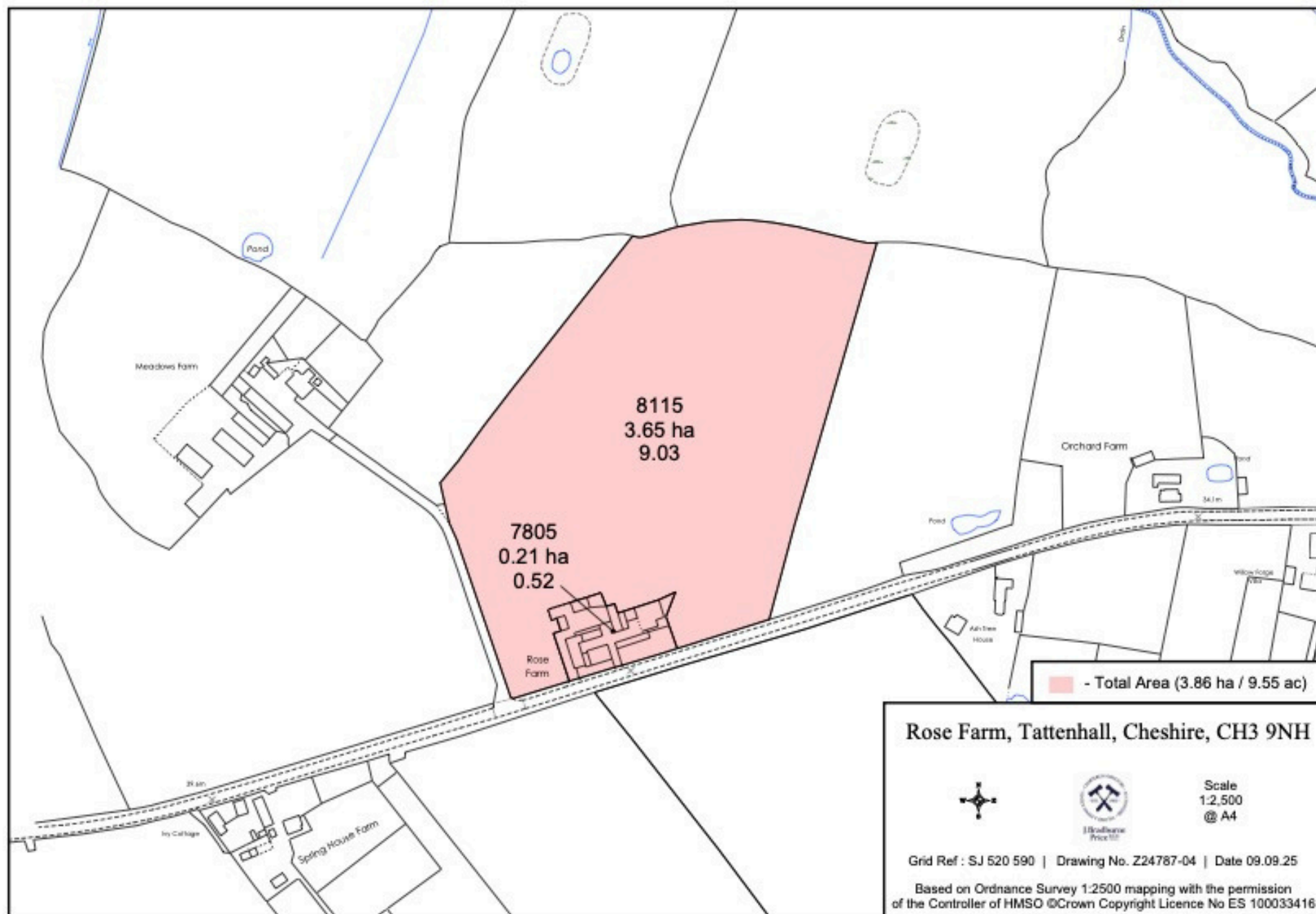
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GENERAL REMARKS & STIPULATIONS

TENURE

All Lots are offered for sale freehold with vacant possession upon completion.

EASEMENTS, WAYLEAVES, PUBLIC & PRIVATE RIGHTS OF WAY

The property is sold subject to and with the benefit of all public or private rights of way, light, drainage, cable, pylons or other easements, restrictions or obligations, whether or not the same are described in these particulars or Contract of Sale.

SERVICES

The farmhouse has the benefit of mains water, electricity and private drainage.

SALE PARTICULARS & PLANS

The plans and schedule of land is based on the Ordnance Survey. These particulars and plans are believed to be correct, but neither the vendor nor the agents shall be held liable for any error or mis-statement, fault or defect in the particulars and plans, neither shall such error, mis-statement, fault or defect annul the sale. The purchasers will be deemed to have inspected the property and satisfied themselves as to the condition and circumstances thereof.

MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide verification documents for identity and address purposes and will be notified of acceptable documents at point of sale.

DIRECTIONS

See Location Plan

POSTCODE

CH3 9NH

WHAT3WORDS

gear.mixing.replaying

01352 753 873

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