

TO LET

£3,500 Per Calendar Month

Coxey Green Farm, Bathwood Lane, Spurstow, Tarporley, Cheshire, CW6 9RS

A beautifully renovated country home occupying an attractive rural setting, with well proportioned living accommodation and land and gardens extending to approximately 1.15 acres which feature a particularly versatile outbuilding.



Bunbury (2 miles), Tarporley (6 miles), Nantwich (7 miles), Chester (16 miles).

All distances approximate.



- Country Home
- Beautifully Renovated
- Over 2,500 sq ft
- Land & Gardens ext to approx. 1.15ac
- Versatile Outbuilding
- Idyllic Location

DESCRIPTION

Coxey Green Farm is an impressive detached country home which has undergone a comprehensive programme of renovation to create a beautifully presented property combining generous proportions with a high-quality contemporary finish. The accommodation offers excellent flexibility, with spacious reception areas, an impressive kitchen and dining space and four well-proportioned bedrooms.

The house is complemented by attractive gardens and grounds which extend, in all, to approximately 1.15 acres. Of particular note is the substantial detached outbuilding, presently arranged to provide garaging, a studio and workshop, offering considerable versatility for home working, hobbies, vehicle storage or ancillary purposes.

SITUATION

Coxey Green Farm occupies an attractive rural position at Spurstow, surrounded by the rolling South Cheshire countryside yet conveniently placed for access to the surrounding villages and towns.

Nearby Bunbury provides a useful range of everyday amenities, whilst the popular village of Tarporley offers an excellent selection of independent shops, cafés, restaurants and services. Nantwich and Chester provide a more comprehensive range of shopping, recreational and commercial facilities.

The area is well placed for access to the A49 and wider road network, making the property well suited to those seeking a rural lifestyle whilst retaining convenient connections to the larger centres of South Cheshire and beyond

SCHOOLING

There is a good selection of schooling within the surrounding area. Nearby options include Bunbury Aldersey CofE Primary School, whilst secondary education is available at Tarporley High School and Sixth Form College. A wider choice of schools is available throughout Tarporley, Nantwich and Chester.

School transport is available close to the property for the majority of local educational establishments

DIRECTIONS

From Tarporley proceed south along the A49 towards Whitechurch. On reaching Spurstow, turn left into Long Lane and continue before turning right into Badcocks Lane. Continue to the junction with Dob Lane, turning right and then bearing left into Bathwood Lane, where the entrance to Coxey Green Farm will be found.

W3W

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THE PROPERTY

The accommodation has been comprehensively renovated and is presented to an excellent standard throughout. At the heart of the house is a superb kitchen and dining room, fitted with an extensive range of contemporary cabinetry and centred around a substantial island. Generous glazing and doors connecting with the gardens create a particularly light and sociable space.

The principal reception rooms provide excellent areas for both everyday family living and entertaining, with the interiors combining clean contemporary finishes with the generous proportions of the original house. The ground-floor accommodation is further supported by practical utility and ancillary areas.



3 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



On the first floor are four well-proportioned bedrooms together with stylishly appointed bathroom facilities. The bedrooms enjoy good natural light and pleasant outlooks, with the overall presentation continuing the understated contemporary finish found throughout the ground floor.

LAND & GARDENS

Coxey Green Farm stands within attractive gardens and grounds extending, in all, to approximately 1.15 acres.

The house is approached through a generous driveway providing ample parking and access to the outbuilding. The gardens principally comprise broad areas of lawn interspersed with established trees and planting, together with attractive paved terraces immediately adjoining the house.

The principal terrace provides an excellent outdoor entertaining area with direct access from the accommodation, whilst the wider grounds give the property a pleasing sense of space and privacy.

OUTBUILDING

A particular feature of Coxey Green Farm is the substantial detached outbuilding positioned away from the main house.

The building presently provides generous garaging, together with a studio and workshop, and offers an unusually versatile addition to the property. It is ideally suited to those requiring extensive vehicle storage, hobby space or facilities for working from home, subject to any necessary consents.

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

TERMS

The property will be offered on an APT. We anticipate being able to offer tenants around 12 months occupancy.

Pets to be declared prior to viewing.

LOCAL AUTHORITY

Cheshire East

COUNCIL TAX

The property is shown as being within council tax band G on the local authority register.

SERVICES

We are advised that the property benefits from mains water and electrics. Heating is provided by a ground source heat pump and drainage is to a private system.

VIEWINGS

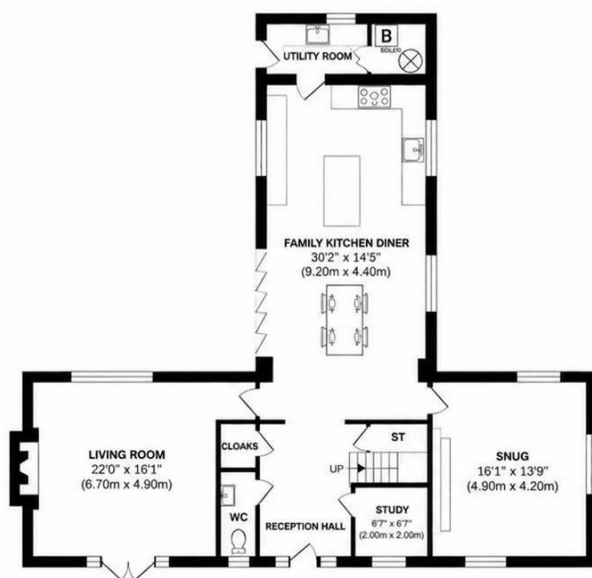
By appointment through Halls.

TO LET

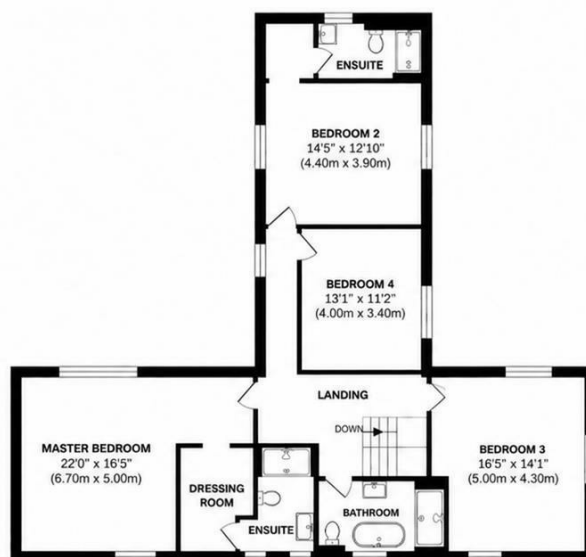
Coxey Green Farm, Bathwood Lane, Spurstow, Tarporley, Cheshire, CW6 9RS



APPROXIMATE GROSS INTERNAL FLOOR AREA
2515 SQ FT / 233.8 SQ M
FOR IDENTIFICATION ONLY - NOT TO SCALE



GROUND FLOOR



FIRST FLOOR

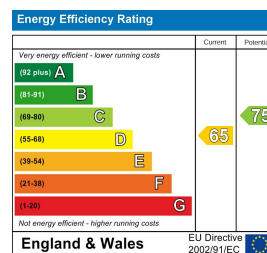
This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate.
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