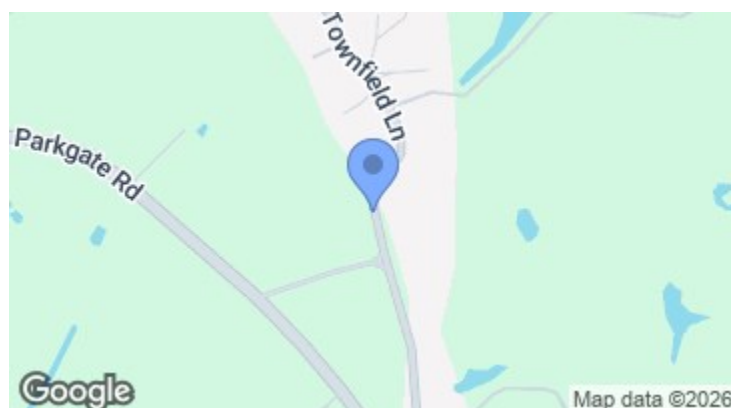


Total area: approx. 130.1 sq. metres (1400.9 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) A	85
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(11-20) F	
(1-10) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



**Home Farm Cottage Townfield Lane**  
Mollington, Chester,  
CH1 6NJ

**Asking Price**  
**£475,000**

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

A charming detached cottage full of character, Home Farm Cottage offers two/three bedrooms and two well-appointed bathrooms, alongside a versatile office ideal for working from home. The property features a welcoming lounge with an exposed brick fireplace and log burner, and a bright conservatory perfect for enjoying views of the extensive garden. Set on a generous plot with a detached double garage, the home also presents excellent potential for extension, subject to planning permission.

Located in the sought-after village of Mollington, the property benefits from a peaceful, rural setting while being just a short drive from Chester city centre. Local amenities, including shops, pubs, and schools, are easily accessible, making it ideal for families. The surrounding countryside provides beautiful walking routes and a serene environment, combining village tranquillity with convenient city connections.



Hallway



Shower Room



Bathroom



Lounge



Landing



Garage

Part converted so now suitable for storage and an office space.

Garden



Kitchen/Dining Room



Bedroom



Sun Room



Bedroom



Playroom/Study

Bedroom



Location



Viewing

By appointment through the Agents  
Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

### FREEHOLD

To be confirmed by purchasers solicitor

### EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

### VIRTUAL TOUR

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

We hope you will find the video helpful.

### FLOORPLAN

Floorplan included for identification purposes only, not to scale.

### MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

Home Farm Cottage is situated in the highly desirable village of Mollington, offering a peaceful and picturesque rural setting. Despite its tranquil surroundings, Chester city centre is just a short drive away, providing excellent shopping, dining, and cultural amenities. The village itself benefits from local shops, pubs, and well-regarded schools, making it ideal for families. Surrounded by beautiful countryside, the area offers scenic walking routes and a serene environment, combining village charm with convenient access to the city.

### ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.