

Strawberry Farm

Whitby Lane, Chester, CH1 6PH

Rostons

LAND & PROPERTY SPECIALISTS

01829 773000 | www.rostons.co.uk

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Offers Over - £800,000

This is a property that offers far more than a farmhouse. A substantial four bedroom detached farmhouse and equestrian facilities set within approximately 9.27 acres. Enjoying a highly accessible location within easy reach of Chester city centre, Cheshire Oaks and major road links connecting to the North West's principal commercial centres. The well-presented accommodation includes three generous reception rooms, a spacious conservatory and a fitted kitchen with integrated appliances, creating a practical and comfortable living space for both family life and entertaining. A ground floor WC completes the layout. Upstairs, there are four well proportioned bedrooms, including a principal bedroom with a walk in wardrobe and en-suite shower room. The remaining bedrooms are served by a stylish family bathroom and a separate WC.

The property is set back from the road behind lawned front gardens, with a driveway running along the side of the house and opening into a large yard area at the rear, providing extensive parking and turning space. The outbuildings include a stable block and a two storey barn incorporating a garage, utility room, office and first floor storage area. Beyond this, the paddocks extend to the rear of the property, where there are two additional stables, making Strawberry Farm particularly well suited to equestrian use.

LOCATION

Chester offers a distinctive character rarely found elsewhere. The city centre is home to a wide range of independent boutiques, national retailers, restaurants, cafés and cultural attractions, creating a vibrant atmosphere throughout the year. Families are drawn to Chester for its excellent selection of schools, including highly regarded state and independent options such as The King's School, Queen's School and Abbey Gate College. The city also benefits from leisure facilities and the renowned Chester Zoo. For commuters, Chester provides superb transport links with direct rail services to Liverpool, Manchester, Birmingham and London, alongside easy access to the M53, M56 and A55, connecting North Wales, Cheshire and the wider North West.













ACCOMMODATION
Approached by the driveway to a double glazed door providing access to the entrance hall.

ENTRANCE HALL
A good sized entrance hall, having a double glazed window to rear and a radiator.

WC
Comprising a low flush WC and a wash hand basin, radiator, and a double glazed window.

STUDY/GYM
Utilised as a gym, however, would be ideal as a home office with two double glazed windows and a radiator.







LOUNGE
A large formal lounge having three double glazed windows and French doors to rear courtyard area, feature cast iron burner, exposed brick fireplace and a timber mantel, tiled flooring, two radiators and stairs rising to the first floor landing.

DINING ROOM
Two double glazed window, beamed ceiling and a radiator.

KITCHEN
Fitted with a modern range of wall, base and drawer units, single drainer two bowl sink unit with a mixer tap over, two Neff Electric ovens, Neff microwave oven, gas hob, extractor above, integrated dishwasher, freestanding American style fridge freezer, radiator, tiled flooring, double glazed window and door access to the courtyard area.

CONSERVATORY
A large conservatory, with double glazed windows and French doors to outside, plumbing point for a washing machine, tiled flooring and two radiators.

FIRST FLOOR LANDING
Double glazed window and radiator.

WC
WC, wash hand basin and a double glazed window.

BEDROOM
Two double glazed windows, portal window, exposed beams, radiator, and a walk-in wardrobe.

ENSUITE SHOWER ROOM
Comprising a shower cubicle, electric shower, WC and vanity washbasin, radiator, and a double-glazed window.

BEDROOM
Second double bedroom, having a double glazed window, built-in wardrobe, plus an additional cupboard housing the central heating boiler and hot water tank, access to the loft space, and a radiator.

BEDROOM
Two double glazed windows and a radiator.

BEDROOM
Double glazed window, fitted wardrobe, exposed floorboards and radiator.

BATHROOM Shower cubicle with mains shower, roll-top bath with a mixer tap and handheld shower head over, vanity wash-hand basin, heated towel rail, and a double-glazed window.

OUTSIDE
Driveway parking to front, extending to the side of the property and to rear where there is further extensive parking and turning space.

GARDEN
Lawned garden to front. There is a very nice, enclosed courtyard off the conservatory, kitchen, and lounge, with a cobbled area, flagged patio gates to rear and side, a well, external lighting, passageway through to the garage and gates to both side and rear.













OUTBUILDINGS

Two-storey barn with a ground floor utility/store. Separate access to what had been used as office space, comprising an entrance hall, WC and an office. From the entrance hall there is a staircase rising to a first-floor storage room with windows to the rear and a separate door and staircase access to the outside. Large garage and store area. Stable block with a tack room, having power and light, plus 5 loose boxes. Hardstanding access to two further stables and a large storage container

LAND

In all extending to 9.27 acres. We understand there is an obstructive right of access to the right hand side of a neighbouring property, Strawberry Farm. Rostons would advise clarification of this prior to exchange of contracts.

OVERAGE

Rostons have been advised by the Vendors there is an overage provision in place affecting approximately 7 acres of land for any development outside of agriculture or equestrian uses. The uplift is 25% of the enhanced value and the provision expires in October 2038.

SERVICES

Water, electric, gas and drainage.

COUNCIL TAX

G

EPC

D

DIRECTIONS

Sat Nav CH1 6PH
What3words ///branded.search.shape

AML REGULATIONS

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

VIEWINGS

Please contact Rostons on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

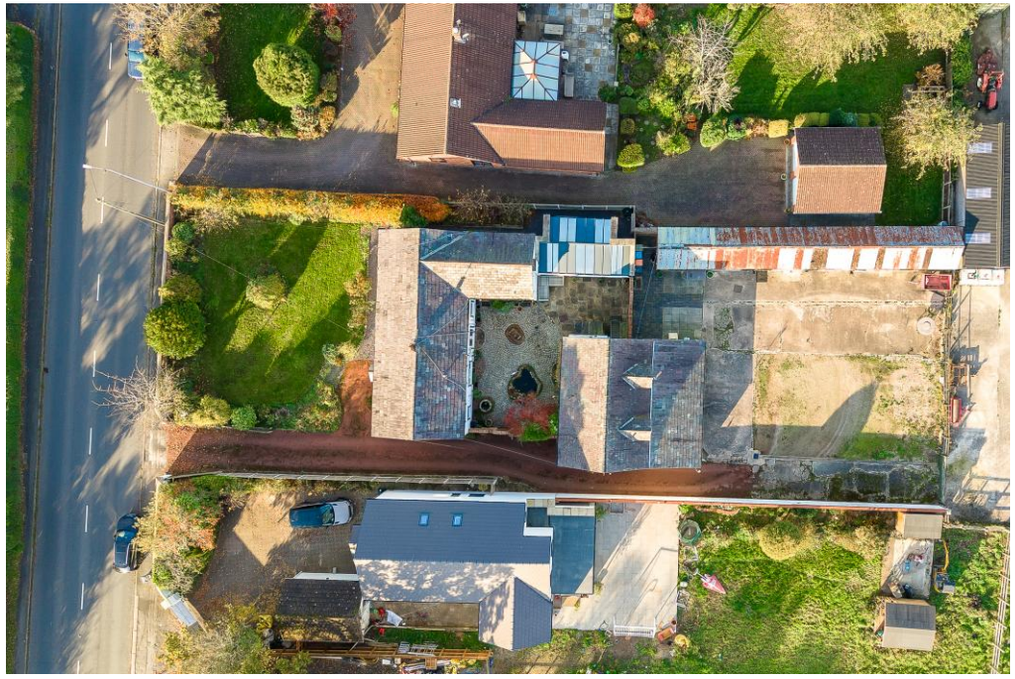
The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

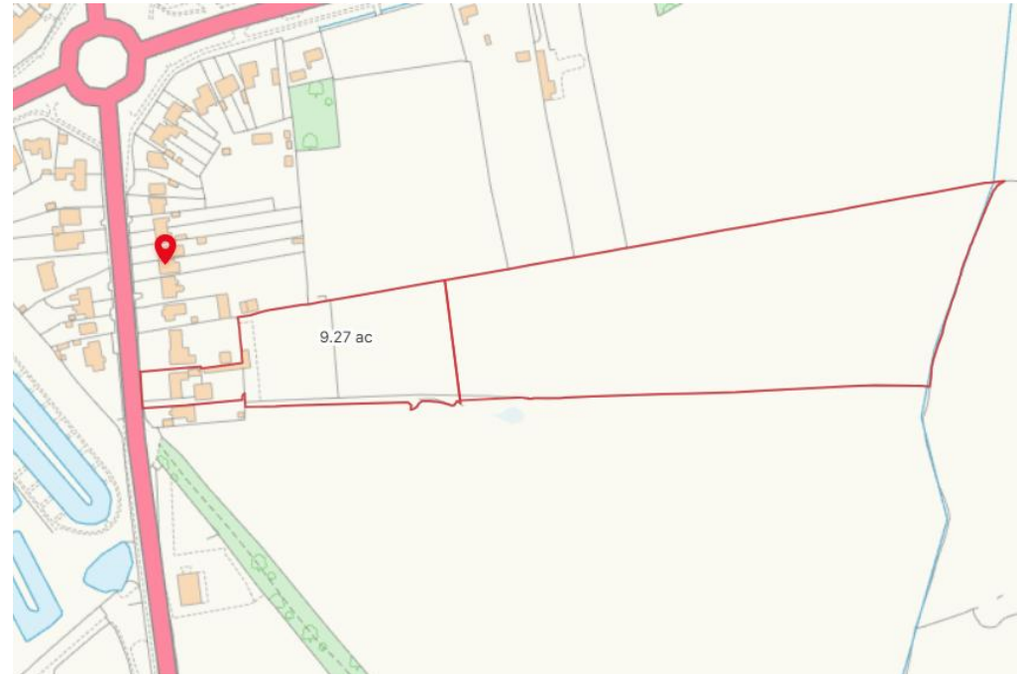
SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

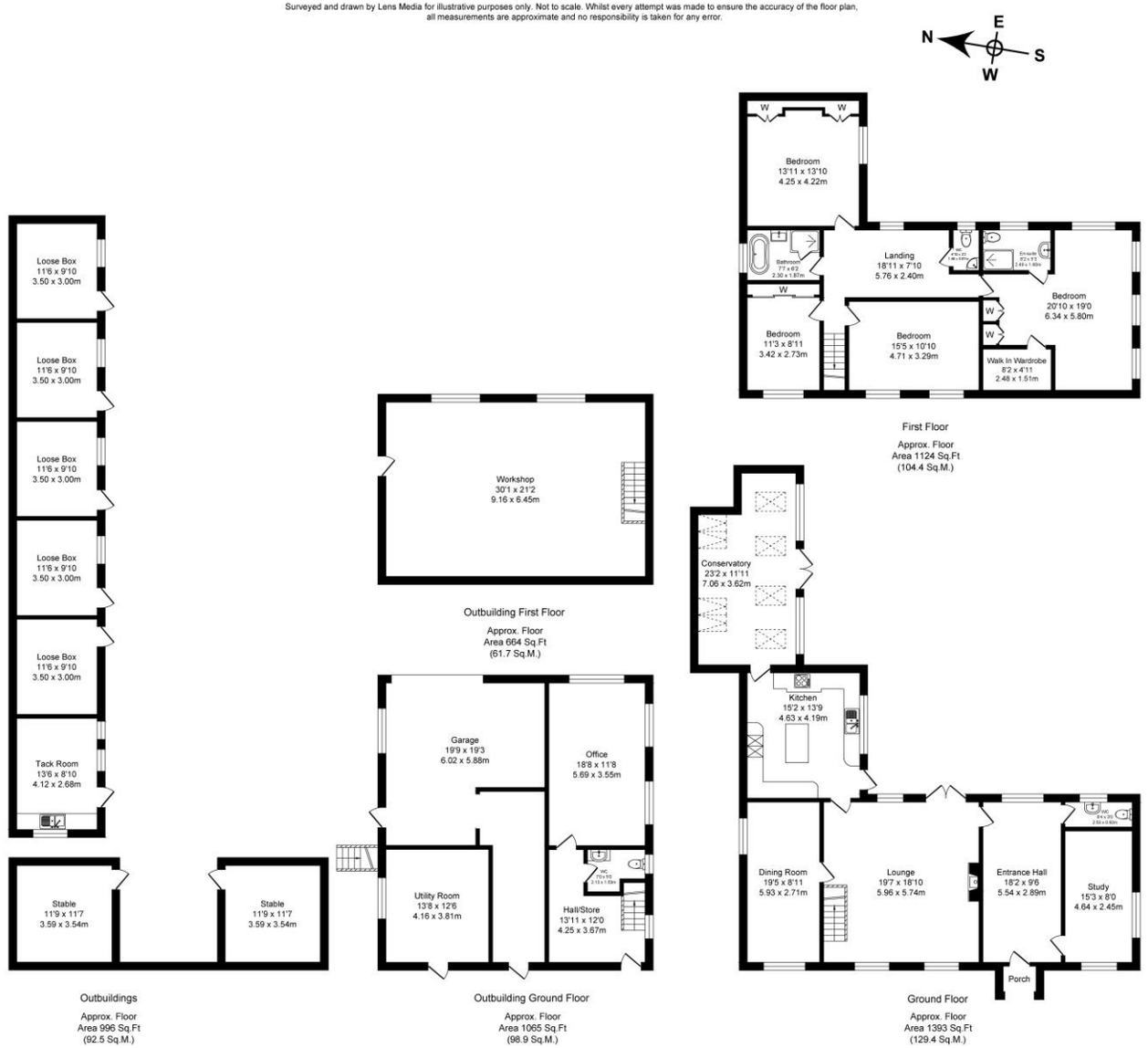




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Total Approx. Floor Area 5242 Sq.ft. (486.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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