



# Cavendish

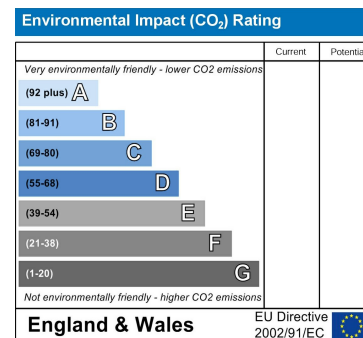
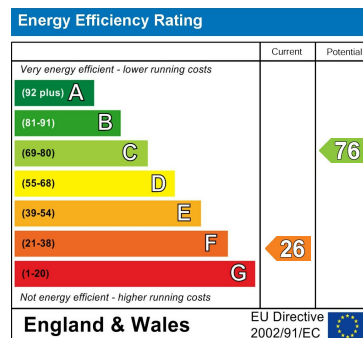
ESTATE AGENTS

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## Bates Cottage Guy Lane

Waverton, Chester,  
CH3 7RZ

**NEW**  
**£500,000**

**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.



NO ONWARD CHAIN - Charming Period Farm Cottage with Land - Waverton

Occupying a generous plot in the highly sought-after village of Waverton, this charming 1700s former farm cottage has been extended over the past 150 years and now presents an exciting opportunity for renovation or development (subject to the necessary planning consents).

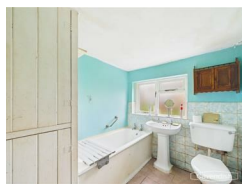
Full of character and potential, the property benefits from oil central heating, a septic tank system, and comes with a separate paddock, offering fantastic scope for those seeking a lifestyle move, equestrian use, or further enhancement.

**LIVING ROOM**

A characterful living space with windows to the front and side elevations, a log-burning stove creating a cosy focal point, radiator, and stairs rising to the first floor.

**KITCHEN / DINING ROOM**

Fitted with a range of wall and base units and housing the boiler. A window to the front enjoys countryside views, while a door provides access to the rear garden. There is ample space for a large dining table, making this an ideal family gathering space.

**FAMILY BATHROOM**

Window to the front elevation, panelled bath, WC and wash hand basin, with cupboard housing the water tank.

**BEDROOM ONE**

Window to the rear elevation enjoying countryside views, radiator and power points.

**BEDROOM TWO**

Window to the front elevation with built-in storage cupboard.

**BEDROOM THREE**

Window to the front elevation, radiator, power points and water tank.

**EXTERNAL**

The property occupies a substantial plot, featuring generous gardens and a separate paddock, offering exceptional potential for renovation, extension, or redevelopment (subject to the necessary planning permissions). This is a rare opportunity to acquire a period home with land in a highly sought-after village setting.

Externally, the property benefits from an expansive garden, predominantly laid to lawn with mature planting, creating a peaceful and private environment. The separate paddock provides excellent scope for a variety of uses, including leisure or the keeping of small animals, and benefits from its own independent road access.

Additional features include useful storage

sheds, established trees offering natural screening, and ample off-road parking.

**OUTBUILDING**

With high ceilings and original beams, this former cowshed offers a wealth of character and charm. The spacious interior lends itself to a variety of multifunctional uses, making it an exciting addition to this fantastic renovation and development opportunity.

**LOCATION**

Waverton offers an excellent range of amenities for everyday needs, including a post office, church, primary school and doctors' surgery. A parade of shops includes a popular convenience store, pharmacy, hairdressers and sandwich shop. The picturesque Shropshire Union Canal runs through the village, providing beautiful walks into the surrounding countryside and towards Chester.

Further amenities are available in nearby Christleton, while schooling is extremely well catered for, including Christleton High School and Sixth Form College, Abbey Gate College and The King's School, Chester and The Queen's School, Chester.

The historic cathedral city of Chester

offers extensive retail, leisure and cultural facilities, including Chester Racecourse and Grosvenor Park, which hosts open-air theatre in the summer months. The ever-popular Georgian village of Tarporley is approximately six miles away.

The area enjoys excellent transport links, with easy access to the M53 and M56 motorways for commuting to Liverpool and Manchester, both served by international airports. Direct rail services from Chester provide sub-two-hour travel to London Euston.

**TENURE**

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

**COUNCIL TAX**

\* Council Tax Band D - Cheshire West & Chester

**AGENT'S NOTES**

\* Services - we understand that oil central heating, a septic tank system, water and drainage area connected.

**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.

**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.

**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.

**PRIORITY INVESTOR CLUB**

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

**VIEWING**

By appointment through the Agent's Chester Office.

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