

LATHAM ESTATES
SALES & LETTINGS

**Chester Road
Holmes Chapel**

Guide Price £825,000



Fabulous Detached Farm House

Stylish Open Plan Breakfast Kitchen

Five Generous Bedrooms

Superb Hidden Village Location

Three Versatile Reception Rooms

Two Well Appointed Bath/Shower Rooms



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Introduction

A unique opportunity to purchase this stunning double-fronted detached farmhouse, dating back to the Victorian era, rich in charm and character. Beautifully maintained, thoughtfully extended and carefully modernised by the current owners, the property successfully blends period features with contemporary living. The property forms part of a group of six secluded properties on the outskirts of the village on a private driveway. Three of the properties are the converted barns of the original farm. The farmhouse offers exceptional, ready to move into accommodation, including three impressive reception rooms, and a stunning breakfast kitchen, with views over the beautifully landscaped, south facing garden. There are five generous bedrooms, two large bath/shower rooms (one en-suite), along with a spacious utility room and a highly practical boot room. The open courtyard is the property entrance of choice and provides a welcoming approach while the original front door located to the front of the property opens to the inviting dining hallway. The farmhouse has an extensive block-paved driveway providing private parking for several vehicles and established flowerbeds enhance privacy and kerb appeal. The main garden is an impressive size and enjoys a desirable south facing aspect. Viewing is highly recommended to fully appreciate the charm, space and quality of this exceptional farmhouse.

This property is offered with no onward chain, allowing for a smooth and straightforward purchase.

EPC Rating - C

Tenure - Freehold

Council Tax Band - G - Cheshire East

ACCOMMODATION

Hallway 7' 3" x 19' 9" (2.21m x 6.02m)

An impressive and spacious entrance hallway immediately sets the standard for the home, offering a welcoming first impression and access to most of the ground floor rooms.

Main Lounge 17' 11" x 17' 10" (5.46m x 5.43m)

The main lounge enjoys a dual aspect, with a window overlooking the courtyard and French doors opening onto the side paved terrace and garden, allowing for plenty of natural light throughout the day. A central feature fireplace provides an attractive focal point, with stone surround and tiled hearth, home to a real open fire. Set within one corner is a built-in shelving unit with cupboards below, ideal for a library or display area. The room is completed with tiled flooring and underfloor heating.

Dining Hallway 12' 8" x 19' 11" (3.86m x 6.07m)

A most generous and impressive dining hallway enjoys views over the south facing garden, filling the space with natural light. There is ample room for freestanding furniture, making it an ideal area for formal dining and entertaining. An eye-catching cast iron ornamental fireplace with matching inset and hearth provides an attractive focal point with electric dog grate. The balustrade staircase rises to the first floor, while an original front door opens into the front porch area, adding character and charm to this welcoming space.

Snug/Family Room 19' 11" x 11' 10" (6.07m x 3.60m)

The second sitting room enjoys a dual aspect, with views over the south facing garden, creating a bright and welcoming space. This highly versatile room would make an ideal family room. A central feature fireplace with attractive wooden surround, matching inset and hearth houses a real open fire, providing a charming focal point. A ceiling beam adds further character, enhancing the room's warm and inviting atmosphere, a lovely space to relax.

Breakfast Kitchen 15' 0" x 14' 0" (4.57m x 4.26m)

This impressive breakfast kitchen enjoys a dual aspect, with full height triple slide and hide patio doors opening onto the covered terrace and south facing garden beyond, while a front corner window overlooks the courtyard and main entrance. Flooded with natural light, it is both a beautiful and highly functional space. An extensive range of dark blue wall, drawer and base units provides ample storage, complemented by eye-catching granite sparkle worktops that wrap around to offer generous preparation space. A contrasting grey marble effect central island incorporates breakfast seating area, perfect for less formal dining. The range of quality integrated appliances include a Miele dishwasher, De Dietrich four ring halogen hob with Franke extractor hood over. A bank of units house the Siemens built-in combination oven, microwave and grill with warming drawer below, alongside a Siemens fan-assisted electric oven and grill. This bright, open space is completed with luxury vinyl flooring benefiting from underfloor heating, while attractive pendant lighting over the island adds the finishing touch.

Ground Floor WC

Fitted with a matching two piece suite comprising a wall mounted hand wash basin with Victorian style brass tapware and a low-level WC, the room is completed with attractive parquet style flooring.

Utility Room 7' 10" x 12' 5" (2.39m x 3.78m)

The spacious utility room offers further storage, with a bespoke full height double unit set to one side and a run of base units along the opposite wall incorporating an inset single drainer sink unit, a Meile washing machine and a tumble dryer. The room is completed with luxury vinyl flooring and provides access through to the boot room.

Boot Room 9' 0" x 17' 3" (2.74m x 5.25m)

The boot room features an extensive range of fitted cloak cupboards, shoe racks and base-level units with a timber work top, providing excellent practical storage. The room has a single drainer sink unit and benefits from access to the rear of the property with a continuation of the luxury vinyl flooring. An attractive, eye-catching A-frame beam adds further character and visual appeal.

First Floor Main Landing

A lovely, bright main landing with a window overlooking the garden provides access to four of the five bedrooms and the family bathroom.

Master Bedroom 11' 8" x 15' 6" (3.55m x 4.72m)

A most impressive and particularly generous principal bedroom enjoys a window overlooking the courtyard and an entrance to the ensuite shower room and a second staircase. Along one wall, a bespoke range of fitted wardrobes provides ample storage, incorporating drawers and hanging rail space.

Master Ensuite 10' 5" x 6' 1" (3.17m x 1.85m)

The spacious and impressive principal en-suite is fitted with a contemporary three-piece suite comprising a step in, triple width shower enclosure with mains mixer shower, a vanity unit housing a circular hand wash basin and a concealed cistern floating WC. The room is finished with attractive wall tiling, tiled flooring, and a window to the side aspect providing ample natural light.

Bedroom Two 12' 5" x 12' 9" (3.78m x 3.88m)

The second double bedroom is positioned to the front aspect.

Bedroom Three 11' 4" x 11' 11" (3.45m x 3.63m)

The third double bedroom is also positioned to the front aspect and benefits from a range of built in wardrobes, providing ample storage with generous hanging rail space.

Bedroom Four 7' 5" x 10' 10" (2.26m x 3.30m)

Currently utilised as a home office and features a range of fitted furniture, along with a set of storage and airing cupboards positioned to one wall. A window overlooks the courtyard entrance, providing natural light to this versatile space.



Family Bathroom 8' 3" x 11' 8" (2.51m x 3.55m)

The impressive family bathroom is appointed with a contemporary four-piece suite, comprising a corner positioned bath and to the opposite side a step in wet-style shower area with mains mixer shower. A wall-mounted vanity unit houses the hand wash basin, complemented by matching storage above. The suite is completed with a concealed-cistern floating WC and vertical radiator. All complimented with attractive part-tiled walls and tiled flooring to finish the space beautifully.

Second Landing/Stairs

The second set of turn flight stairs rises from the ground floor to a private landing, providing access to bedroom five and the principal suite.

Bedroom Five 8' 1" x 12' 5" (2.46m x 3.78m)

A most generous and versatile fifth bedroom, ideal as a nursery or dressing room to complement the principal suite, enjoys a pleasant view over the entrance courtyard.

Externally

The gardens of this stunning farmhouse are nothing short of exceptional. Approached via a private driveway, opening onto an extensive block paved forecourt, giving extensive private parking, set behind an established flower bed that provides both privacy and instant curb appeal. The southerly facing garden sweep gracefully to the front aspect, with beautifully shaped lawns framed by mature flower beds. Bursting with seasonal colour, texture, and variety, they create a series of enchanting outdoor points of interest and perfect for relaxing or entertaining. To the side, a paved terrace, directly accessible from the main lounge, provides an ideal space for morning coffee, overlooking the side gardens. A footpath winds around the property, connecting back to the driveway and allowing effortless flow between indoor and outdoor living. An open pitched roof outdoor room provides storage suitable for bikes, logs etc. The gardens are a true extension of the property, combining beauty, tranquillity, and practicality in equal measure.

Tenure

We have been informed the property is Freehold.
Correct at the time of listing and subject to change.
We recommend you check these details with your
Solicitor/Conveyancer.



Directions

From our office 16 The Square, Holmes Chapel. CW4 7AB. Travel south on London Road (A50) to the main set of traffic lights, turn right onto Chester Road taking the third turning on the left, (just before the pelican crossing) onto Selkirk Drive. Take the first left hand turn into the shared entrance area, the property can be found second on the left hand side. Post Code: CW4 7DR Viewing Strictly by Appointment.



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only. Plan produced using PlanUp.

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Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.