

19th Century

DUNSTAN FARM

BURTON



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There is a quiet confidence to Dunstan Farm, a sense of calm that settles the moment you arrive at its sandstone gateway. Set within the gentle green of open countryside and surrounded by its own historic sandstone walls, this distinguished 19th century farmhouse presents over 4,200 sq. ft. of generous family living. Its setting on sought after Dunstan Lane feels wonderfully private, yet connected to the life of Burton village and the beauty of the Wirral peninsula.





A WARM AND WELCOMING HEART

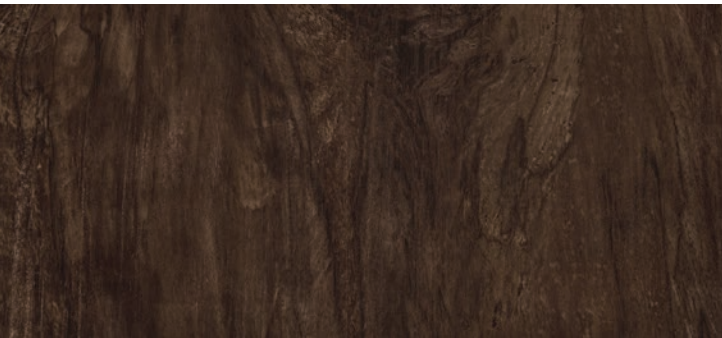
Inside, the character of the home reveals itself with ease. Timber beams, natural textures and newly laid European oak flooring create a warmth that grounds the entire ground floor. The two principal reception rooms sit to the front of the house, linked by an impressive sandstone fireplace that has anchored generations of family life. In the dining room, soft light pours through deep set windows while the adjoining living room enjoys wide views over the garden. Double doors open to a sunny paved terrace, inviting long afternoons outside and unhurried evenings that stretch into the sunset.

LIGHT-FILLED SPACES

Across the hall, the snug offers a more intimate retreat. Its beamed ceiling and log burner bring a comforting sense of tradition, a place to curl up with a book while the wind brushes the fields beyond the walls. This side of the house leads naturally to the traditional farmhouse kitchen and the charming breakfast room beside it. Quarry tiles, panelling and built in seating shape a space full of heart. Breakfast becomes a slow and familiar ritual here, the countryside visible from almost every angle. A practical utility and a newly fitted wet room complete this wing.







FAMILY LIVING ON A GRAND SCALE

The first floor holds four well proportioned bedrooms, each one framed by calm rural views. Morning light traces the beams and soft contours of these rooms, while the newly fitted family bathroom serves them with an elegant simplicity. It feels like a floor designed for peaceful nights and unhurried mornings.



ROOM WITH A VIEW

Above, the second floor offers something altogether different. Reached by its own staircase, this suite spans the top of the house and feels quietly separate. The large double bedroom enjoys far reaching views towards Wales and the Dee Estuary. A sitting room or study sits beside it, along with a private bathroom. Whether used as a principal suite, a self contained space for older children or a tranquil home office, it has a rare sense of retreat.





A HIDDEN GEM BENEATH

Few homes offer a surprise quite like the vaulted sandstone cellars beneath Dunstan Farm. Formed of two remarkable rooms with independent access to the outside, they are both atmospheric and versatile. One has served as a wine cellar and entertaining space, its natural acoustics making it an ideal venue for celebrations. The other has been used as a workshop. Together they form a part of the home that feels almost secret, a reminder of the farmhouse's long history.

GROUND S RICH IN CHARACTER

Outside, the south facing garden is framed by mature trees and shrubs that shift gently with the seasons. The sandstone walls bring a sense of enclosure and timelessness, while the view beyond stretches across open countryside. The lawn leads towards a one acre paddock, ideal for horses or those dreaming of a small hobby space. A separate sandstone outbuilding, currently used for storage, offers further potential for stabling or conversion. Life here leans naturally outdoors, shaped by fresh air, open skies and the quiet rhythm of rural living.

Significant steps have been taken to bring the home into the modern era with care. Air source heating, newly added solar panels, extensive wall and roof insulation and a new wastewater treatment plant ensure the character of this farmhouse is matched by thoughtful energy efficiency.





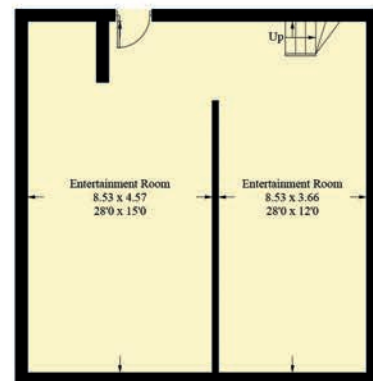
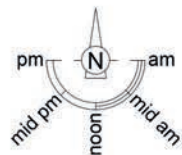
LIFE IN BURTON

Burton is a village with an enduring charm. Woodland walks thread outwards from the doorstep, leading towards Ness Gardens, the RSPB marshlands and the softly rolling Cheshire countryside. Traditions run deep here. Christmas activities, summer fetes on the green and friendly gatherings shape a true sense of community. The village primary school is warmly regarded, with excellent grammar, private and state schooling accessible across the Wirral and in Chester.

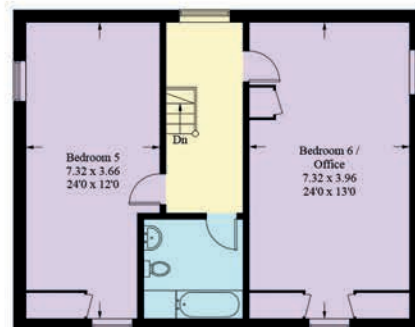
For all its rural quiet, Burton sits just minutes from Chester High Road, placing Chester, Heswall and Liverpool within easy reach. Weekends can be as peaceful or as full as you choose, with the comfort of knowing home is a place where time seems to slow.

Dunstan Farm is a rare offering. A handsome sandstone farmhouse with history in its walls, modern comfort woven through its heart and a landscape that feels both grounding and freeing. It is a home ready to welcome its next chapter.

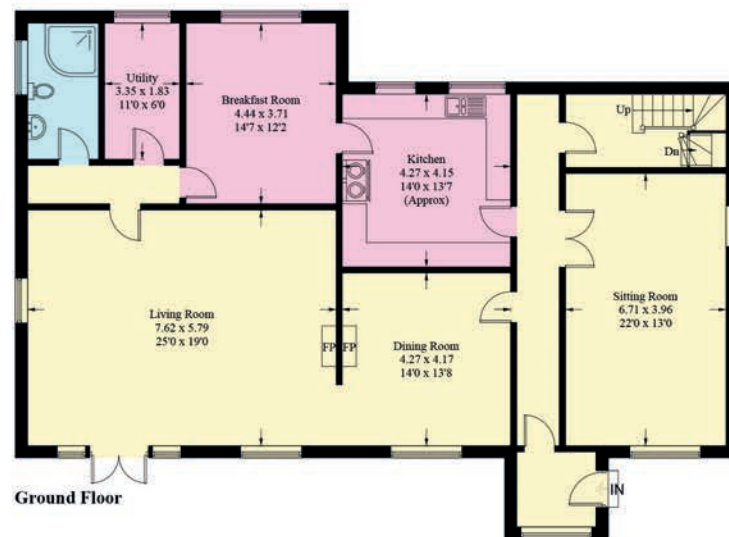
Approximate Gross Internal Area = 317.1 sq m / 3413 sq ft
 Basement = 72.4 sq m / 779 sq ft
 Total = 389.5 sq m / 4192 sq ft



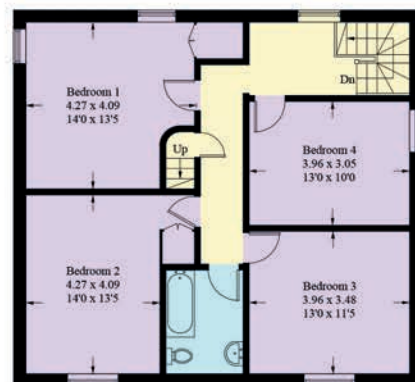
Basement



Second Floor

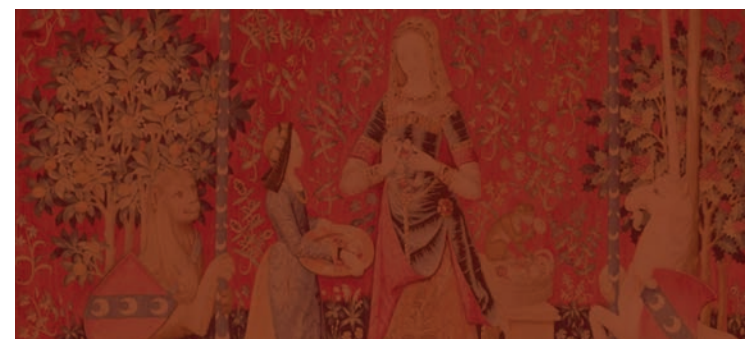


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1256694)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FINER DETAILS

- Council Tax band G
- EPC rating C
- Presents 4,200 sq. Ft.
- Views towards Wales and the Dee Estuary
- 6 Double bedrooms
- Large basement
- Rural location with easy access to Chester, Heswall and Liverpool

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