



**GASCOIGNE  
HALMAN**

INCE LANE, ELTON, A CHARACTER FARMHOUSE WITH  
EXTENSIVE OUTBUILDINGS AND 1 ACRE GARDEN



## INCE LANE, ELTON, A CHARACTER FARMHOUSE WITH EXTENSIVE OUTBUILDINGS AND 1 ACRE GARDEN

**£595,000**

**An exciting and rare opportunity to acquire a character former farmhouse with extensive and useful outbuildings plus land and gardens extending to approximately 1 acre.**

The property offers incredible adaptability with spacious and flexible accommodation within the farmhouse itself, a substantial barn at the rear and a range of further outbuildings offering great potential for alternative uses and for possible further development.

Planning permission was obtained in 2023 for the conversion of the barn to a separate dwelling. Details are available from the agents or on the Cheshire West planning portal under planning reference 22/01634/FUL.



The farmhouse has been subject to improvement and modernisation over recent years. It offers very spacious accommodation, ideally suited to large or extended family occupation. The ground floor features a large lounge and separate sitting room, excellent kitchen/breakfast room, utility room and cloakroom and a large wetroom that is currently used as a utility and storage room.



#### DESCRIPTION

The first floor offers five good sized bedrooms and a superb, modern family bathroom. The property has double glazed windows and a gas fired central heating system is installed. There are also Solar Photovoltaic (PV) panels producing a valuable income via the Government Feed In Tariff (FIT) and reduced energy costs.

There is a superb range of outbuildings consisting of a large brick built barn with high vaulted ceiling, an adjoining sandstone two storey shippon used as a workshop and store, further sandstone and brick storage area and a double garage. The outbuildings provide great potential for a number of uses including home working, ancillary accommodation for dependent family members, and potential for residential conversion subject to any relevant planning permission being obtained. The property stands back from the road with a gated entrance and extensive parking and turning space. The gardens and land extends to approximately 1 acre. It lies to the rear of the property and is mainly laid to lawn with a selection of fruit trees. A further outbuilding is currently used as a studio but could also be an ideal home office.

#### LOCATION

This property is situated in the old village conservation area of Elton which has an interesting mixture of character properties. Elton is a popular residential village with local bus and rail service, a selection of local shops, two village pubs and a primary school. Junction 14 of the M56 motorway is located within a few minutes drive of the village facilitating easy daily travel to all major commercial centres via the motorway network.

#### TENURE

Freehold.

#### COUNCIL TAX

Band E. Cheshire West & Chester.

#### EPC RATING

Current D.



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