



Mount Farm

Poplar Hall Lane, Chorlton-by-Backford, Chester, CH2 4DD

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Offers Over - £1,000,000

Mount Farm is a substantial former farmhouse, set amidst beautifully maintained gardens and grounds extending to approximately 8 acres. Nestled away from the road, the property is approached through double entrance gates and along an impressive tree lined driveway, leading to extensive off-road parking and a triple garage. Sandstone steps rise to the welcoming front entrance and reception hall, which provides access to two spacious reception rooms. The impressive open plan snug and dining room features a vaulted ceiling and a striking log burner, creating a warm and inviting space, perfect for entertaining or relaxing on winter evenings. The well-appointed open-plan dining kitchen forms the heart of the home and benefits from a secondary staircase leading to a galleried landing and the first floor accommodation. The ground floor also includes a WC/boot room, utility room, and access to three cellar rooms together with a wine store. On the first floor, the accommodation comprises a study, which could alternatively be used as a bedroom, a superb principal bedroom suite with an adjoining dressing room/bedroom six and an en suite Jack-and-Jill bathroom. The second floor offers three further bedrooms, an en suite shower room, and a family bathroom. Externally, the property is surrounded by attractive, well-kept gardens, predominantly laid to lawn, complemented by a charming rose garden, patio seating areas, an enclosed courtyard, and a useful workshop/store. An additional sun terrace can be found on the opposite side of the house, providing further opportunities for outdoor dining and relaxation. The remainder of the grounds extend to the south of the property, wrapping around to the rear of Mount Farm and featuring a large pond, creating a picturesque setting that enhances the property's rural charm and sense of privacy.

LOCATION

Chorlton-by-Backford is a small and highly sought after rural village located on the outskirts of Chester, offering a peaceful countryside setting while remaining conveniently close to the city centre and major transport links. Surrounded by attractive farmland and open countryside, the village provides an ideal balance of rural living and accessibility.





ACCOMMODATION RECEPTION HALL

Approach via stone steps rising to a solid entrance door, leading through to an impressive reception hall with a main reception area having a sash window, radiator, tiled and timber laid flooring. Further radiator, stairs to the first-floor landing, stone steps leading down to a vestibule area, reception room and access to the cellar.

SITTING ROOM

A good size formal sitting room having sash window looking out onto the gardens. Baxi grate although currently capped, radiator, folding doors through to the additional ground floor reception room.

DRAWING ROOM

A further good sized reception room which could easily be utilised as a formal dining room. Fire grate set in a complementary fireplace, fitted unit, radiator and timber flooring. Door access through to the gallery landing area, extending to the kitchen.



KITCHEN/DINING ROOM

A large open plan kitchen/dining room with high pitched ceiling, windows to side and rear, French doors to outside and three skylight windows. Door through to the utility and staircase rising to the gallery landing. Kitchen area fitted with a solid range of wall and base units, granite work surfaces, white Belfast style sink with mixer tap over, Beko Range cooker with extractor above. Plumbing point for a dishwasher space for under-counter fridge and freezer, tiled splashbacks, tiled flooring, radiator.

UTILITY ROOM

Plumbing point for a washing machine, space for additional white goods, connecting door through to the enclosed yard area.

SIDE HALL

Stable door from the hall leading out to the 'evening patio area' and radiator.

WC/BOOT ROOM

Comprising a wc, Belfast style sink with a mix tap over and storage cupboard beneath and window to side.



DINING ROOM & SNUG AREA

A large formal reception room having high level ceiling in the snug area. Featuring a large log burner, timber mantel above, fitted unit to the right-hand side of the chimney breast and radiator.

DINING AREA

Which could accommodate a large family dining table, having a sash window to side and radiator.

CELLAR

A very useful space, incorporating two large cellar rooms and plant room. The plant room houses the central heating boiler and hot water tank, as well as the two cellar rooms which could be incorporated into office space or a gymnasium. There is a wine store.

FIRST FLOOR LANDING

Sash window at half-landing point. Further staircase rising to the second floor. There is access to the gallery landing which leads down to the kitchen/dining room.

STUDY/BEDROOM 2

Excellent office space, having a sash window, radiator and fitted units to the right hand side of the chimney breast.

MASTER BEDROOM SUITE

An impressive master bedroom suite, with the bedroom area having window to side with far reaching views over garden and adjoining paddock. Feature fireplace fitted unit to the side of the chimney breast and radiator.

DRESSING ROOM/BEDROOM 6

Located off the master bedroom area. Having a range of his and her fitted wardrobes, central island, dressing table, and radiator. The dressing room could easily be converted back to a formal bedroom.





ENSUITE BATHROOM

Located off the dressing room, however, is Jack and Jill to the first-floor landing, having an impressive walk-in shower with glass brick wall, main shower, standalone Whirlpool bath, his and her wash handbasins, wc, slate flooring, heated towel rail, underfloor heating and two sash windows.

Sash window at half-landing point. Further staircase rising to the second floor.

SECOND FLOOR BEDROOM

Double bedroom with a skylight window, further sash window, beamed ceiling and radiator.

BEDROOM

Double bedroom having a sash window, beamed ceiling and radiator.

BEDROOM

A further double bedroom, twin sash windows, skylight window and radiator.

ENSUITE SHOWER ROOM

Comprising a shower cubicle with main shower, wc and wash handbasin, radiator and beamed ceiling.

FAMILY BATHROOM

Timber panel bath, shower screen and mixer tap plus handheld showerhead over, his and her wash handbasins, wc, eaves storage cupboard and heated towel rail.



OUTSIDE

On approach, the property is well set back from the road. Double gates extend to a tree-lined and laid to lawn driveway, which leads to extensive off-road parking and turning space and a large open plan triple garage with three electric doors, side entrance also benefitting from power, light and mains water. The 5000-litre oil tank is concealed and located to the left-hand side of the triple garage.

GARDENS

There are beautiful sunny facing gardens to the side of the property, being mainly laid to lawn with a central rose garden. Leading round to what is referred to as the morning patio area and enclosed yard with timber pergola benefitting from a workshop/store and door access through to the utility room. To the other side of the property there is a further good sized patio area. Undoubtedly the gardens and sun patio areas are a principal feature of this property.

SERVICES

Mains electric, water, oil central heating and private drainage.

COUNCIL TAX

G

EPC

F

DIRECTIONS

Sat Nav CH2 4DD

What3words ///shell.tried.thus

APPROXIMATE DISTANCES

Chester Trains Station 4.8 miles

Liverpool Airport Liverpool airport 22.2 miles

Manchester Airport 30.9 miles

A.I. Potential buyers may note that some of the images may have been edited with A.I.



AML REGULATIONS

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VIEWINGS

Please contact Rostons Village & Country Homes 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.

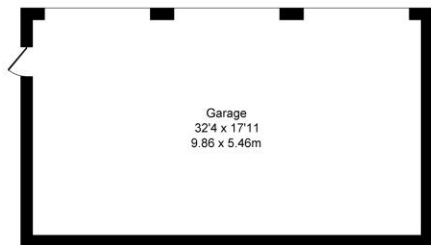
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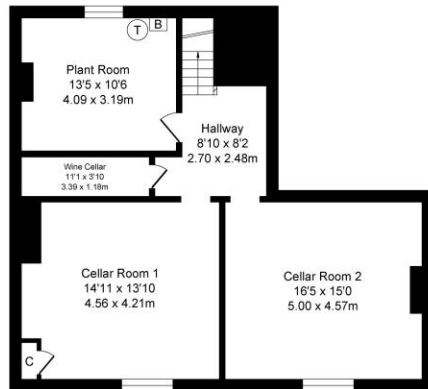


Mount Farm
Total Approx. Floor Area
House : 4652 Sq.ft. (432.2 Sq.M.)
Garage : 579 Sq.ft. (53.8 Sq.M.)
Total : 5231 Sq.ft. (486.0 Sq.M.)

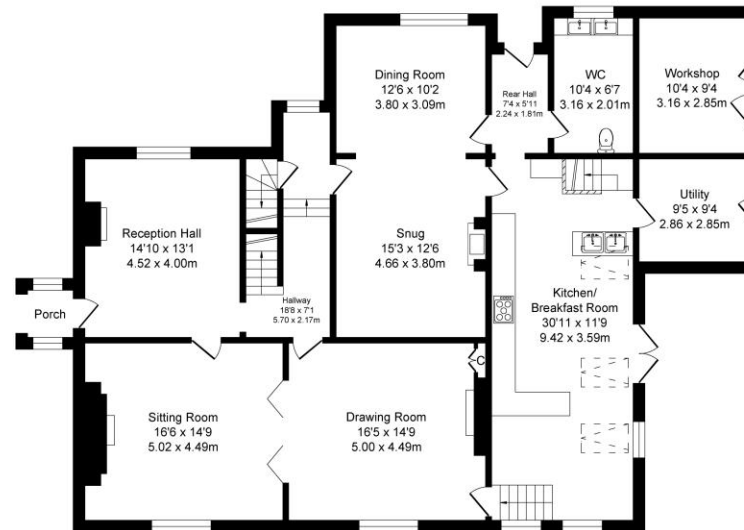
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



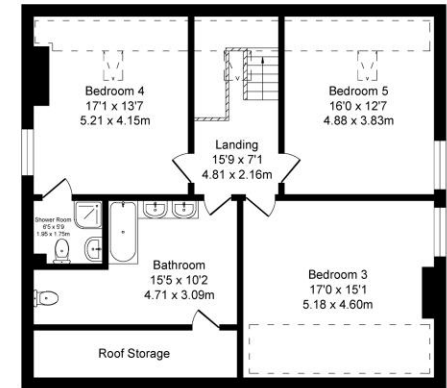
Garage
Approx. Floor
Area 579 Sq.Ft
(53.8 Sq.M.)



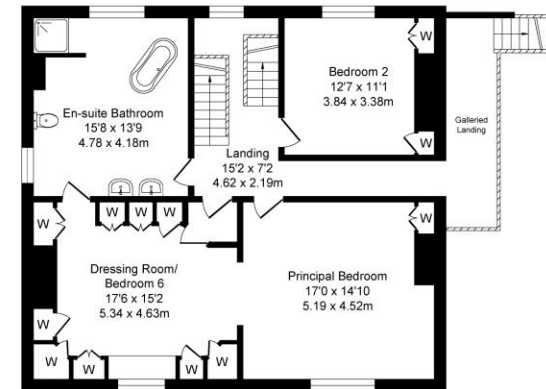
Cellar
Approx. Floor
Area 859 Sq.Ft
(79.8 Sq.M.)



Ground Floor
Approx. Floor
Area 1871 Sq.Ft
(173.8 Sq.M.)



Second Floor
Approx. Floor
Area 917 Sq.Ft
(85.2 Sq.M.)



First Floor
Approx. Floor
Area 1005 Sq.Ft
(93.4 Sq.M.)

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