



Wood Farm House

Deeside Lane, Sealand, Chester, CH1 6BP

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Guide Price - £500,000

Wood Farm House is a picturesque former farmhouse set in just under an acre and situated in a rural location within close proximity to Chester and surrounding road networks. The property is well sited within its boundaries with views of the sprawling garden and surrounding fields from every window.

LOCATION

Located on Deeside Lane on the England-Wales Border. The lane combines residential charm with commercial utility and sits just 4 miles from Chester City Centre. Motorway links via the A548 and A494 join to the M53 and M56 allowing for easy commuting.

INTERESTING FEATURES

Packed with history and charm, whilst the property requires modernisation overall it is in good condition and benefits from a recently refurbished roof.

ACCOMMODATION

ENTRANCE HALL

Entering via the front door to a traditional entrance hall with doors to various rooms and large staircase.

LOUNGE

Off the entrance hall, a bright spacious room with sliding doors to the garden and has a log burner.

KITCHEN

Accessed from the hallway or lounge, built-in units and separate utility room leading to the patio and garden.

DOWNSTAIRS W.C

Off the hallway with toilet and wash hand basin.

LIVING ROOM

Large full-length room currently used as a combined living room and dining room. Large feature fireplace, doors to garden and large character windows.





UPSTAIRS BEDROOM 1

Double bedroom with en-suite bathroom.

BEDROOM 2

Double bedroom with en-suite bathroom.

BEDROOM 3

Double bedroom with en-suite bathroom.

BEDROOM 4

Double bedroom with en-suite bathroom.

2ND FLOOR

Landing and two double bedrooms currently used for storage but would suit a variety of uses such as games room, children's playroom or guest accommodation.

SERVICES

Mains water & electricity. Septic tank drainage which is currently shared so will need separating in due course.

AML REGULATIONS

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer.



This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to movebutler and must be completed before we can issue a memorandum of sale. please note that this fee is non-refundable.

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.

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.

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