



Eleuthera & Old Heath Farm
Holmes Chapel Road, Lach Dennis, Cheshire, CW9 7SZ

Rostons  **VILLAGE & COUNTRY HOMES**
01829 773000 | www.rostons.co.uk

Eleuthera & Old Heath Farm

Holmes Chapel Road, Cheshire, CW9 7SZ

Offers Over - £1,350,000

Set in approximate 1.07 acres, Eleuthera and Old Heath Farm are available for sale offering a rare opportunity for buyers seeking flexible living arrangements, situated in one of Cheshire's most desirable villages. Whether you are looking to accommodate a dependent relative, holiday/Airbnb business, or explore the potential of dividing the site into two separate titles, this unique offering provides exceptional scope and versatility.

Eleuthera is a most impressive, detached family home positioned within the grounds of the original property, Old Heath Farm. Eleuthera showcases exceptionally well appointed accommodation over three floors and briefly comprises, entrance hall, study, lounge, sitting room and a dining kitchen with integrated appliances, plus utility room and a ground floor WC. To the first floor there is a spacious landing, four bedroom, two of which offering en suite shower rooms plus a family bathroom which is jack and gill to bedroom 2. Externally both properties are set on a substantial plot extending to just over one acre plus a large detached garage with a hobby space/workshop above.

LOCATION

Set amidst the rolling countryside of Cheshire, Lach Dennis is a peaceful and picturesque village offering a perfect blend of rural charm and modern convenience, this sought after location appeals to buyers seeking a quieter lifestyle without compromising on connectivity. This idyllic setting is surrounded by open fields and quiet country lanes, Lach Dennis is ideal for those who enjoy walking, cycling, and nature. With a welcoming local pub, village hall, and active parish life, the village offers a strong sense of community. There is convenient access to the A556 and M6 makes commuting to Manchester, Chester, and Liverpool straightforward. A short distance from Northwich and Knutsford, offering a wide range of shops, restaurants, schools, and leisure facilities. Well regarded primary and secondary schools are within easy reach, making it a popular choice for families. Whether you are looking for a character cottage, a modern family home, or a countryside retreat, Lach Dennis offers a serene lifestyle in one of Cheshire's most desirable rural locations.





ACCOMMODATION

Solid timber door through to the entrance hall.

ENTRANCE HALL

A welcoming entrance hall having a feature oak panelled staircase rising to the first floor landing with a useful cupboard beneath, double glazed windows and shutters to front, tiled flooring, under floor heating.

CLOAKROOM

Rostons understand there is plumbing for a WC. Double glazed window, tiled flooring, under floor heating.

STUDY

Double glazed window and shutters to front, under floor heating.

LOUNGE

A large formal lounge having double glazed windows to side and rear plus French doors leading out to the gardens, feature stone fireplace surround, raised hearth and open fire, underfloor heating, timber flooring, double door through to the sitting room.



SITTING ROOM

Part vaulted ceiling with decorative beams, double glazed windows and French door to outside, under floor heating, tiled flooring.

DINING KITCHEN

Fitted with a range of wall, base and drawer units, granite worksurfaces, main stainless steel sink unit with a mixer tap over plus a smaller additional sink unit, Britania range cooker, extractor, Miele Microwave and coffee machine, integrated dishwasher and space for an American style fridge/freezer, tiled flooring throughout with under floor heating, double glazed windows and shutters to front and rear.

UTILITY

Wall, base and drawer units, single drainer sink unit with a mixer tap over, plumbing point for a washing machine and space for a tumble dryer, gas central heating boiler, tiled flooring, under floor heating, double glazed window to side, door to outside.

WC

WC and vanity wash hand basin, tiled flooring, under floor heating, double glazed window.



FIRST FLOOR LANDING

Double glazed window to front, staircase to the second floor, airing cupboard housing the hot water cylinder.

BEDROOM 1

Double glazed window to rear, fitted wardrobes and chest of drawers, under floor heating. **ENSUITE SHOWER ROOM** Shower cubicle with a mains shower, WC and vanity wash hand basin, heated towel rail, double glazed window to rear.

BATHROOM

Family bathroom which is Jack and Gill to bedroom 2 having a roll top bath with a mixer tap and a hand held shower head over, shower cubicle with a mains shower, his and her wash hand basins, WC and wall mounted TV, tiled flooring, heated towel rail and radiator, double glazed window to side.

BEDROOM 2

Double glazed window to front, built in wardrobes, under floor heating.

BEDROOM 3

Double glazed window to rear, under floor heating. **EN SUITE SHOWER ROOM** Shower cubicle with a mains shower, WC and vanity wash hand basin, heated towel rail, tiled flooring, double glazed window.

BEDROOM 4

Double glazed window to front, under floor heating.





SECOND FLOOR LANDING BEDROOM 5

Skylight window, built in wardrobe, radiator.

SHOWER ROOM

Shower cubicle, mains shower, WC and vanity wash hand basin, built in storage cupboards, tiled walls, heated towel rail, double glazed window.

LOUNGE

Double glazed window to rear, radiator, access to loft storage.



OUTSIDE

Approached via a gated entrance, the property features a generous block-paved driveway extending to both sides and around to the rear, offering extensive parking and turning space. The expansive gardens are predominantly laid to lawn and include a charming tree house and a paved patio area, perfect for outdoor entertaining.

OUTBUILDINGS

A substantial detached garage with two roll-shutter doors, offering excellent storage. Above, a versatile first floor space serves as a hobby space, office, or workshop, complemented by additional loft storage.

LAND

Approximately 1.07 acres.

SERVICES

Mains electric, water, gas and drainage.

COUNCIL TAX

TBC – we understand the council tax is based on Old Heath Farm.



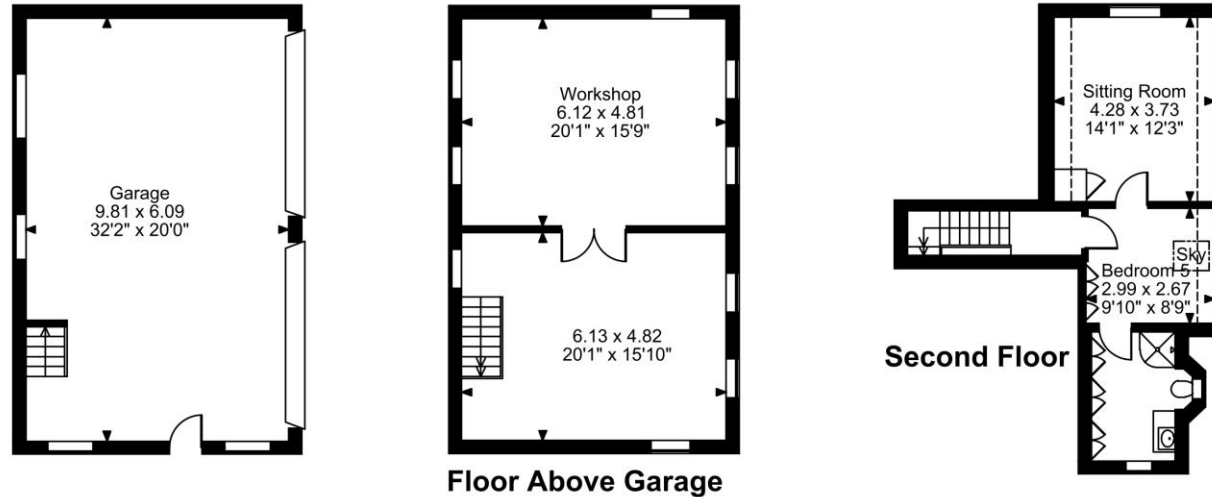
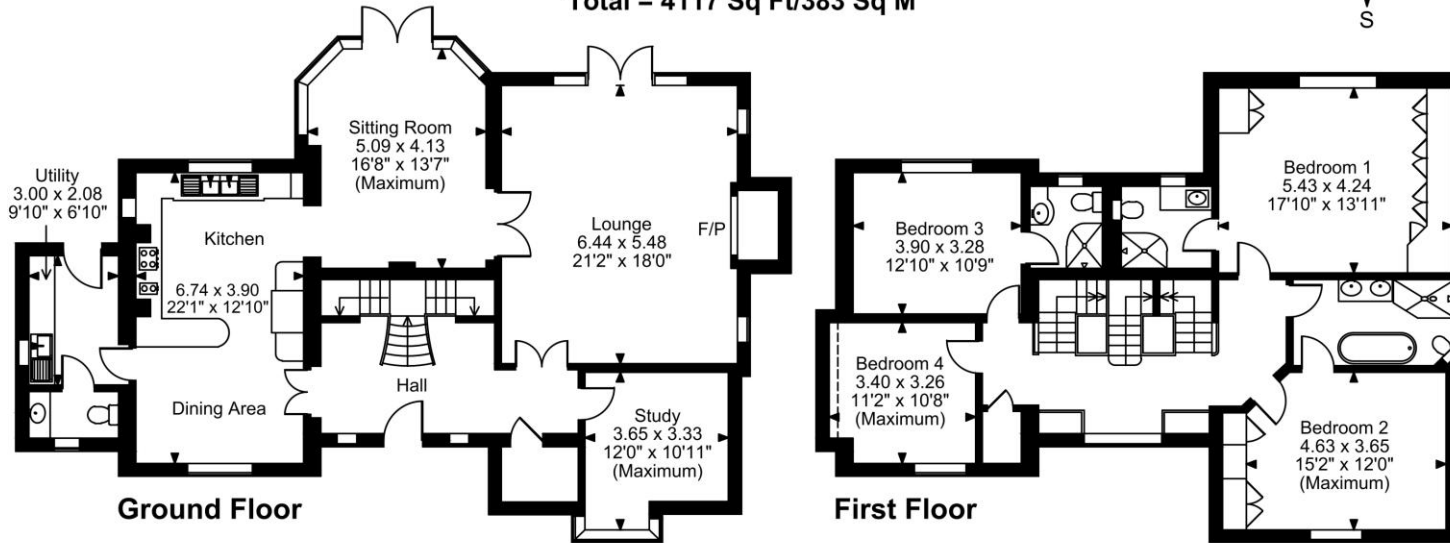
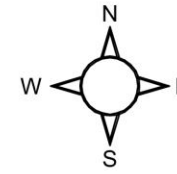
Eleuthera, Holmes Chapel Road, Lach Dennis, Northwich

Approximate Gross Internal Area

Main House = 2840 Sq Ft/264 Sq M

Garage = 1277 Sq Ft/119 Sq M

Total = 4117 Sq Ft/383 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Old Heath Farm

Holmes Chapel Road, Cheshire, CW9 7SZ

Old Heath Farm presents a rare opportunity to transform a traditional Cheshire cottage into a truly bespoke home. While the property now requires refurbishment, its character and setting offer the perfect canvas for placing your own personal stamp.

Set across two floors, the accommodation includes four reception rooms and a kitchen on the ground floor. Upstairs, there are four bedrooms and a family bathroom, providing generous space for family living.

Externally, the property features a circular block paved frontage with potential for a separate driveway access (subject to planning permission), mature trees, expansive lawned gardens, and a substantial outhouse ideal for storage or conversion.

ACCOMMODATION ENTRANCE

Timber door through to reception 1.

RECEPTION 1

Window to front, radiator, stairs to first floor landing.

RECEPTION 2

A large lounge/diner with windows to front, side and rear, door to outside, two radiators.

RECEPTION 3

Window to side, fireplace, radiator.

RECEPTION 4

Window to side, boiler, radiator, stairs to the first floor.

KITCHEN

Base level units, single drainer sink unit, window to side and rear.





BEDROOM 1

Window to front, decorative fireplace, radiator.

BEDROOM 2

Window to front, decorative fireplace, radiator.

BEDROOM 3

Windows to rear, radiator.

BEDROOM 4

Windows to side and rear, decorative fireplace, radiator.

BATHROOM

Roll top bath, shower cubicle, mains shower, WC, airing cupboard housing the hot water tank, window to side.

OUTSIDE

Block paved circular frontage, matures trees, lawned gardens and outhouse

EPC

TBC

DIRECTIONS

Sat Nav CW9 7SZ

What3words [///salon.maybe.viewer](https://www.what3words.com/salon.maybe.viewer)



APPROXIMATE DISTANCES

Northwich Train Station – 4.2 miles
Holmes Chapel Station – 5.3 miles
Manchester Airport - 16.7 miles
Liverpool Airport - 25 miles

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.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



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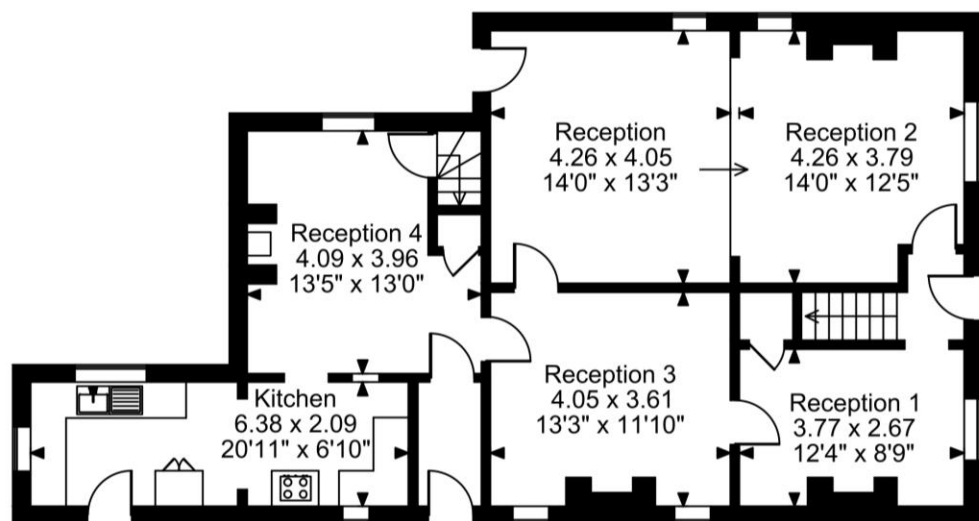
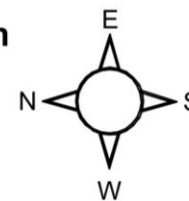
Old Heath Farm, Holmes Chapel Road, Lach Dennis, Northwich

Approximate Gross Internal Area

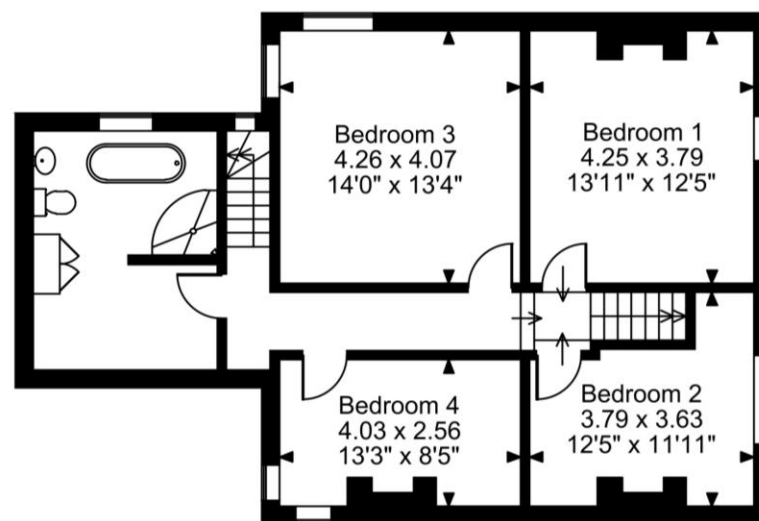
Main House = 1898 Sq Ft/176 Sq M

Outbuilding = 490 Sq Ft/46 Sq M

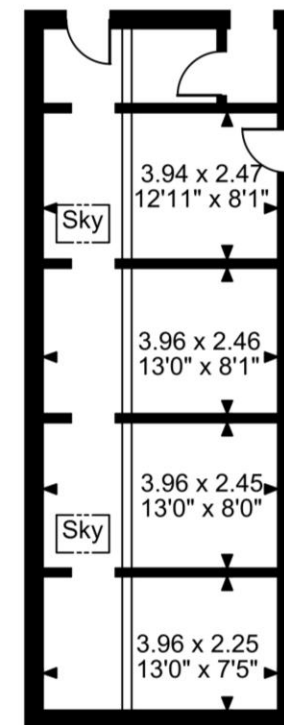
Total = 2388 Sq Ft/222 Sq M



Ground Floor



First Floor



Outbuilding

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