

# Town & Country

Estate & Letting Agents

Warrington Road, Mickle  
Trafford

Offers In The Region Of  
£695,000



Nestled on Warrington Road in the charming village of Mickle Trafford, Trafford House Farm presents a unique opportunity to acquire a semi-detached residence steeped in history. Set within approximately 1 acre of land, this delightful property, which dates back to the 18th century is ideally situated for those seeking convenient access to Chester City Centre, as well as local road networks and a variety of everyday amenities. While the house requires some modernisation, it is rich in character and retains many beautiful period features that are sure to captivate.

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## DESCRIPTION

Trafford House Farm, set within approximately 1 acre and formerly part of a manor house now divided into three, dates back to the 18th century. While in need of modernisation, the property boasts many beautiful period features and offers spacious accommodation throughout. It sits on a generous plot surrounded by mature grounds. The accommodation comprises an entrance porch, sitting room, dining room with panelled walls and a striking staircase, a kitchen with a vaulted ceiling and walk-in pantry, a ground floor bedroom, and a shower room. Upstairs, the landing provides access to a family bathroom and three double bedrooms. Ideally located for easy access to Chester City Centre as well as local road networks and a wide range of day-to-day amenities and facilities.



## LOCATION

The property is situated within the heart of Mickle Trafford, approximately four miles from Chester city centre. The village has a shop, post office and a popular primary school. Chester is a thriving and historic county town offering an excellent range of retail, leisure, and commercial services. These include a burgeoning restaurant and café scene and the Story House theatre. The city offers a range of popular state and independent schools (at both primary and secondary levels) including Kings and Queens in the city centre, and Abbey Gate College in Saughton (6.5 miles). Mickle Trafford is very well placed for the commuter with easy access to the motorway network linking Manchester and Liverpool. There is a regular direct rail service to London Euston from Chester station (from about 2 hours). The A55 trunk road offers direct access to the North Wales coast and the extensive and varied leisure opportunities in the region.

## DIRECTIONS

From our Chester Branch: Head north on Lower Bridge St towards Grosvenor St/A5268 Turn right onto Pepper St/A5268 Continue to follow A5268, Turn right onto Foregate St/A5268, Continue to follow A5268, Continue straight onto St Oswalds Way/A5268, At the roundabout, take the 2nd exit onto Hoole Way/A56, At Hoole Roundabout, take the 2nd exit onto Warrington Rd/A56, At Hoole Island Jct, take the 2nd exit onto A56, property will be on the left

## ENTRANCE PORCH

10'0 x 3'8

Entered through a glazed timber panel front door, the porch features a single-glazed timber frame, a quarry-tiled floor, lighting, and a wooden panelled internal door with circular glazed inserts opening to the sitting room.



## SITTING ROOM

16'2 x 8'3

With a single-glazed bay window to the front elevation, radiator, picture rail, and a ceramic-tiled fireplace. A timber panel door opens into the dining room.



## DINING ROOM

15'6 x 15'4

Features a single-glazed sash window to the side elevation with a radiator below, an ornate Adam-style fireplace, full-height wooden wall panelling, wood block parquet flooring, and a built-in display cabinet. The staircase to the first floor rises from this room, with an oak handrail and turned spindle balustrade, and two storage cupboards beneath. An open walkway leads into the ground floor bedroom, and a traditional latch-style door opens into the kitchen.



## KITCHEN

13'0 x 11'9

Laid with quarry tile flooring throughout, the kitchen has UPVC double-glazed windows to both front and rear elevations. It features a vaulted ceiling with exposed beams and a range of light oak-style base units with work surfaces. A stainless steel single drainer sink is set against tiled splashbacks, and an ornamental cast-iron solid fuel burner sits within an exposed brick flue. A timber panel door opens to the walk-in pantry, and another door leads to the rear hallway.



## WALK-IN PANTRY

9'7 x 5'8

With a continuation of the quarry tile floor, fitted with a range of white wall and base units.

## REAR HALLWAY

7'3 x 5'4

Also tiled with quarry flooring, the hallway features a timber-panelled ceiling, a glazed internal door to the shower room, and UPVC double-glazed French doors opening onto the side patio area.



## SHOWER ROOM

9'8 x 5'4

Fitted with an oversized shower enclosure with panelled walls and a thermostatic shower, a low-level WC, and a wash hand basin mounted on a chrome frame. Ceramic tiled flooring and an opaque window to the side elevation complete the room.



## ADDITIONAL SITTING/RECEPTION ROOM

14'0 x 12'9

Currently used as a bedroom, but equally suited as an additional reception/sitting room. It features a window overlooking the rear garden, a radiator beneath, and an open fireplace with exposed brick surround.



### FIRST FLOOR LANDING

With stripped timber doors opening to all three bedrooms and the bathroom.



### BEDROOM THREE

15'0 x 9'0

Features two windows facing the front elevation with a radiator between, two fitted wardrobes, high-level luggage cupboards, and a dressing table.

### OUTSIDE STORE

5'5 x 4'5



### BEDROOM ONE

14'5 x 13'5

Includes a radiator and a sash window facing the rear elevation, offering views over the garden and fields beyond.



### BATHROOM

9'10 x 5'9

Fitted with a cast-iron roll-top bath, low-level WC, wash hand basin mounted on a cast-iron frame, partially tiled walls, a radiator, and a sash window to the side elevation.



### BEDROOM TWO

15'0 x 10'5

With a sash window to the side elevation, radiator, fitted airing cupboard (shelved for linen storage), built-in wardrobe, and a charming cast-iron fireplace with an ornate surround.



### EXTERNALLY

The property is approached via a long driveway, which winds through generously proportioned woodland gardens and leads to ample off-road parking and a turning area positioned in front of the garage. A paved patio area runs along the right-hand side of the property, providing access to the rear gardens, outbuildings, and re-entry to the garage.

The rear garden is of generous proportions, predominantly laid to lawn, with a variety of plants, shrubs, and established trees, all enjoying open views over fields to the rear.



### GARAGE

21'2 x 14'4

An open-fronted garage with two single vehicle entrances, a pitched roof, and a timber-glazed rear entrance door.



### OUTBUILDING ONE

12'3 x 7'5

Accessed via a wooden door, this outbuilding is equipped with power, lighting, and a water supply. It features a Belfast sink and single-glazed timber windows to the front and internal elevations.

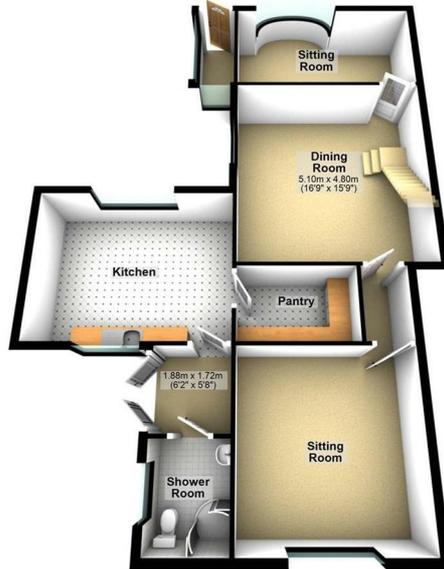
### OUTBUILDING TWO

12'2 x 5'5

Currently used as an open-fronted storage area.

### Ground Floor

Approx. 90.7 sq. metres (978.3 sq. feet)



Total area: approx. 150.1 sq. metres (1615.4 sq. feet)

### First Floor

Approx. 59.4 sq. metres (639.1 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		21	69
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	