

Constables
SALES & LETTINGS

Whitby Lane

Backford, Chester

£850,000



Strawberry Farm is an outstanding country residence, combining timeless character with modern comforts and set within an idyllic rural setting. With elegant interiors, versatile outbuildings and extensive equestrian facilities, the property offers a rare opportunity to embrace the very best of refined country living, all within easy reach of excellent transport connections.



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- Impressive Detached Farmhouse with Equestrian Facilities
- Four Reception Rooms, Hallway & Study
- Convenient Location
- Set in Approximately 9.27 acres
- 5 Loose Boxes, 1 Tack Room, 2 Stables.
- Viewing Strictly By Appointment
- Four Double Bedrooms, Two Bathrooms, Cloakroom
- Fantastic Double Storey Outbuilding with Garaging, Offices and Workshop

Property Description

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Stepping through the front door, the entrance hall immediately sets the tone with exposed beams – a feature that flows throughout the home. The principal reception room is a wonderfully inviting space, complete with a wood-burning stove, feature fireplace, exposed timbers and French doors opening to the courtyard, perfect for summer entertaining. A separate study and guest cloakroom add convenience, while the adjoining dining room and kitchen create a natural heart of the home. The kitchen has been thoughtfully designed with a central island, integrated appliances and a stable door to the courtyard. A stunning conservatory, bathed in natural light, provides additional space for everyday living, with French doors leading onto a private, stone-paved terrace – ideal for al fresco dining.

Upstairs, the generous landing enjoys open views across the paddocks. The principal suite combines rustic charm with modern luxury, featuring exposed beams, a walk-in wardrobe, fitted wardrobes and en suite shower room. Three further double bedrooms and a beautifully finished family bathroom with roll-top bath and walk-in shower complete the accommodation.

Approached via a gated entrance along Whitby Lane, the property is framed by mature gardens to the front, with ample parking and turning space beyond – perfectly suited for equestrian or country pursuits.

The outbuildings are a particular highlight, offering exceptional versatility. There are five brick-built looses boxes and a tack room, and there are two full-sized stables and wash down bay.

A substantial two-storey brick-built building currently provides garaging, a utility room, cloakroom, office and an impressive first-floor open-plan space. This lends itself effortlessly to a home office, studio, or secondary accommodation (STPP). All outbuildings benefit from mains water and power.

In all, Strawberry Farm represents a unique lifestyle opportunity – a property that balances period character, modern living and outstanding facilities, whether for family life, entertaining or equestrian use.

Location

Strawberry Farm is situated in the village of Backford, only a short distance from Cheshire Oaks Outlet Village and approximately 5 miles from the centre of Chester. The property is located on Whitby Lane, which provides excellent access to Chester, Ellesmere Port, North Wales and both the M56 and M53.
The nearby roman City of Chester offers a huge range of facilities including a diverse selection of shops, post office, cafés, restaurants, pubs and endless sporting facilities. The City has notable schools including Kings School, Queens School, Abbeygate College, an expanding university and sporting facilities. Ellesmere Port can cater for most day-to-day needs and Cheshire Oaks has a huge range of retail and food outlets, as well as cinema, bowling and the Blue Plant Aquarium with Chester Zoo nearby.
Approximate Distances:
Chester: 4.7 miles. Liverpool: 23 miles.
Manchester: 38 miles.

Ground Floor Accommodation

Porch

Reception Hallway
18'2" x 9'6" (5.54m x 2.90m)

Cloakroom

Study
15'3" x 8' (4.65m x 2.44m)

Lounge
19'7" x 18'10" (5.97m x 5.74m)

Dining Room
19'5" x 8'11" (5.92m x 2.72m)

Kitchen
15'2" x 13'9" (4.62m x 4.19m)

Conservatory
23'2" x 11'11" (7.06m x 3.63m)

First Floor Accommodation

Landing

Bedroom One
20'10" x 19' (6.35m x 5.79m)

Walk in Wardrobe
8'2" x 4'11" (2.49m x 1.50m)

En-Suite

Bedroom Two
13'10" x 13'1" (4.22m x 3.99m)

Bedroom Three
15'5" x 10'10" (4.70m x 3.30m)

Bedroom Four
11'3" x 8'11" (3.43m x 2.72m)

Bathroom
7'7" x 6'2" (2.31m x 1.88m)

External Barn

Garage
19'9" x 19'3" (6.02m x 5.87m)

Office
18'8" x 11'8" (5.69m x 3.56m)

Entrance/Store
13'11" x 12' (4.24m x 3.66m)

Utility Area
13'8" x 12'6" (4.17m x 3.81m)

First Floor Office/Workshop
30'1" x 21'2" (9.17m x 6.45m)

Land

The grazing land, of approximately 9 acres, is all located to the rear of the property. Split into two paddocks and enclosed by a mixture of mature hedging and post and rail fencing, also includes a chicken run. The land has an overage provision for any development outside of Agriculture or Equestrian uses. The uplift is 25% of the enhanced value and the provision expires in October 2038.







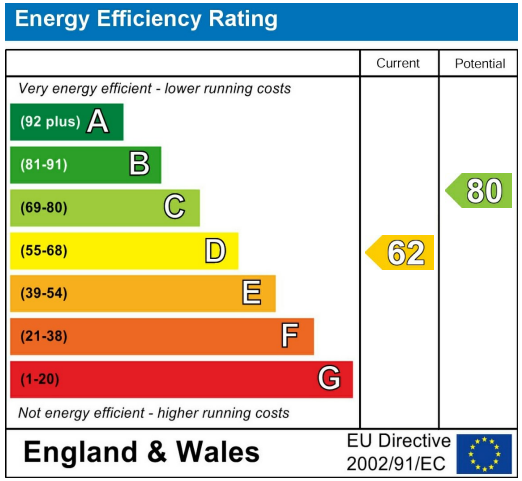


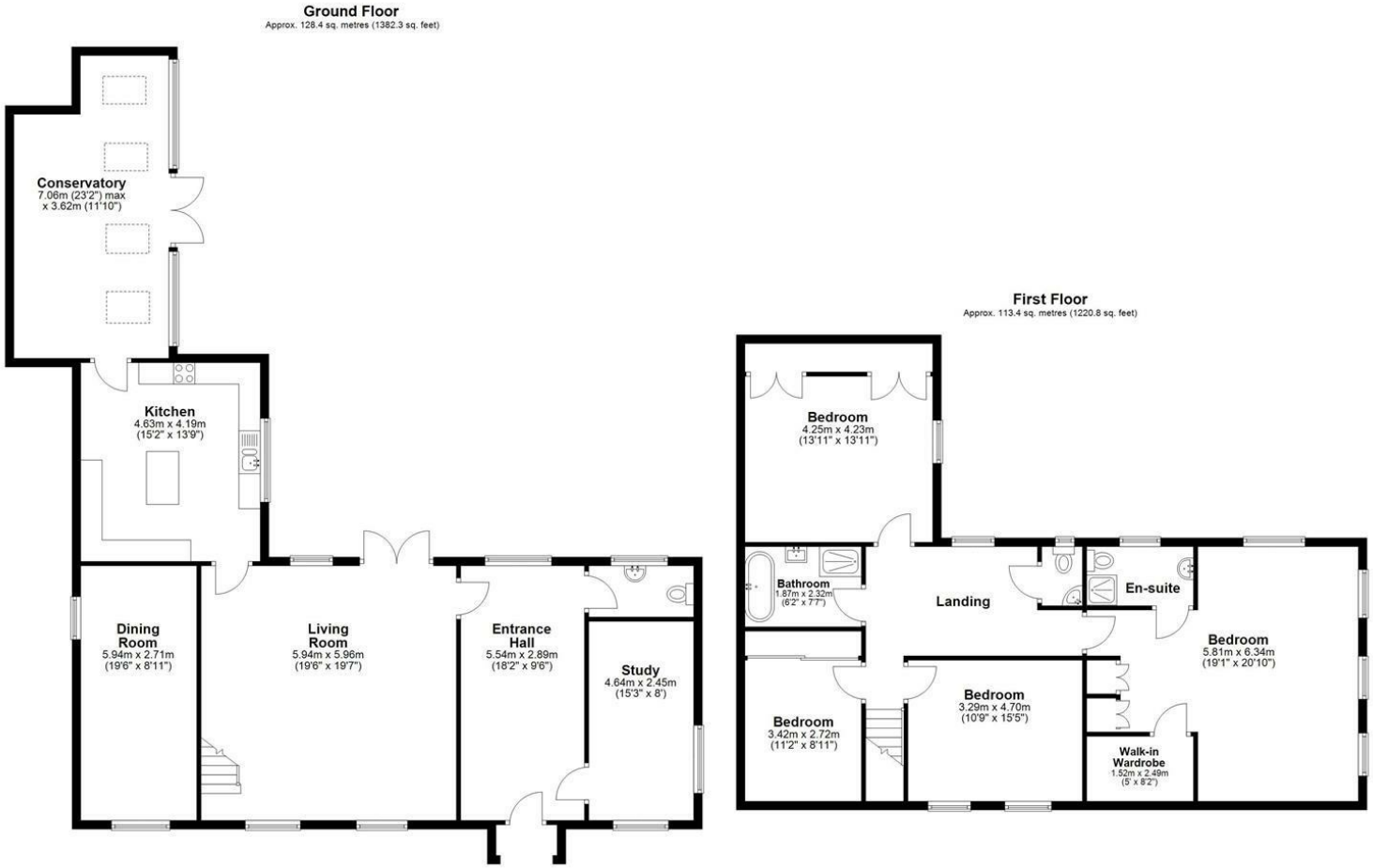






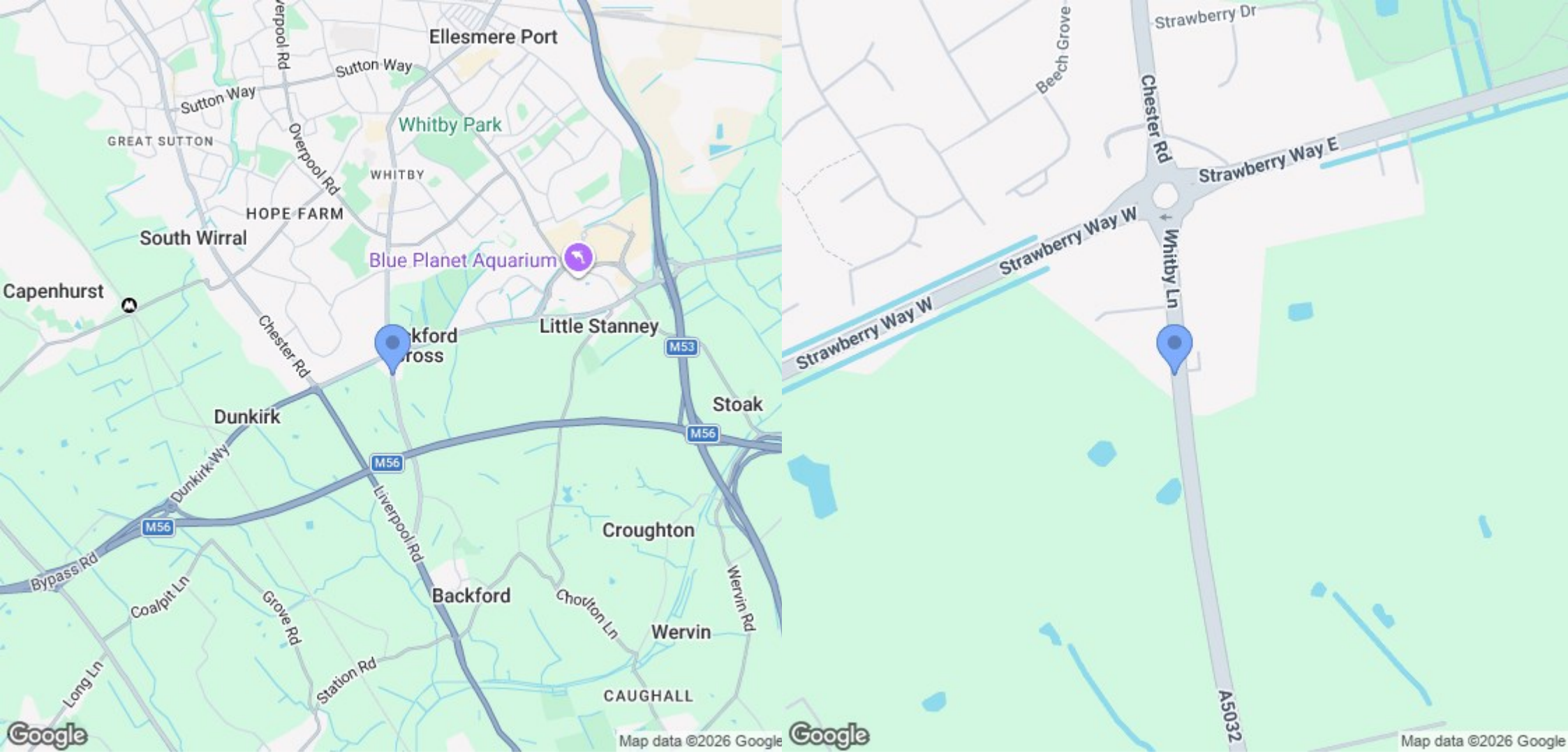
EPC & Floor Plan





Total area: approx. 241.8 sq. metres (2603.1 sq. feet)

Strawberry Farm, Whitby Lane, BACKFORD



Location Map

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