



PICTON GORSE FARM

# CHARACTER AND HISTORY

Once a dairy and beef farm dating back to the 1870s, Picton Gorse Farm has been home to three generations of the current owner's family since the 1940s. Surrounded by fields and farmland, Picton Gorse Farm offers the perfect balance of country living and convenience to the city. It is positioned just a stone's throw from Chester and just five minutes along the lanes from the motorway. Parking is spacious upon arrival, accommodating several cars to the front alongside a single garage in addition to a barn-style double garage to the rear.

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JUST TEN MINUTES FROM THE CENTRE OF CHESTER AND SURROUNDED BY OPEN COUNTRYSIDE,  
DISCOVER PICTON GORSE FARM, AN 1800S HOME SUBTLY ENHANCED FOR MODERN LIVING.



# A WARM WELCOME

Step inside from beneath the covered porch into the wonderfully light and welcoming entrance hall. Here honey-coloured wooden flooring, neutral painted panelling and decorative mouldings blend to create a warm, traditional tone for the rooms that follow. Bright and inviting, directly ahead, at the end of the hallway, a part-glazed door draws the light in from the garden. This is a sunny space in a home whose south-facing windows harness the natural light throughout the day. On the left, hang coats and freshen up in the handy cloakroom.



Deep doorways and four-panel doors reflect the Victorian heritage of the home. Stepping through into the sitting room on the right, a cosy and welcoming space long known as “the snug”. Once used as a home office, its log-burning stove helps make it a natural winter room, while a bay window and side window ensure a constant light flow. Built-in cupboards to the side of the fire are the perfect place for storing board games for rainy afternoons.





## LIGHT-FILLED LIVING

Back in the entrance hall, to the right, a large drawing room stretches out and overlooks the garden. The broad, seated bay window, was added by the current owners' grandfather. It softens what was once the square façade of the original red-brick farmhouse, drawing light into the rooms. Cosily carpeted and with characterful layered cornicing to the ceiling, this room is a sunny summer space, ideal for all the family.





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# THE HEART OF THE HOME

Beneath the main staircase, stone steps lead down into the two cellar rooms, handy for storage. Beyond the cellar door, the large and light dining room opens views out over the garden. Herringbone wood parquet flooring adds a polished formality underfoot, with original built-in cabinetry to one corner and a serving hatch linking to the kitchen. Peaceful and calm, this sociable room forms the heart of the home. From here there is access into a study – formerly the farm office. This room has a door leading directly out to the front parking area, keeping the rest of the house clean and undisturbed. A mantel reveals where a Range once stood, adding character to a room that, with its easy access in and out, could make a handy unwinding space for teenagers.



Heading back into the dining room, a final door connects to the family-kitchen-dining room. Flooded with light from the impressively broad bay window, this is a traditional farmhouse feel kitchen. It features original stone flooring, with slabs salvaged from the old dairy and reused in a section of the kitchen extended in the 2000s. The second staircase to the first floor and utility rooms (with plenty of storage and plumbing for a washing machine) are accessed from here.



# SAVOUR THE VIEW

At the heart of the kitchen, the Aga emanates warmth, while with plumbing for a dishwasher there is plenty of space and flexibility for future updates. The scale of this sunny kitchen leaves plenty of room for the addition of a central island. This could transform the space into a modern family hub, ideal for preparing meals, casual dining or gathering with family and friends. Double doors open directly onto the garden, often left wide open in the warmer months to blur the boundary between indoor and outdoor living.

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“ONCE THE WEATHER IS WARM ENOUGH WE LEAVE THE DOORS OPEN, YOU JUST WALK OUTSIDE AND ENJOY A CUP OF TEA ON THE BENCH.”



Coming off the kitchen, the practical Victorian-style rooms continue, with a large secondary utility room and door to a second cellar. A door leads from the kitchen to a boot room with a tiled floor and from there to the external door opening into the cobbled courtyard. Returning to the main entrance hall, the straight staircase leads to the first floor, its carpet runner and panelling making for a characterful ascent.



# SOAK AND SNOOZE

Turning left, the master bedroom with its sweeping bay window is a large, bright room, with leafy views out over the garden and trees. With built-in storage, walk-in dressing room and an enormous en-suite with separate bath and walk-in shower, the privacy and space are remarkable for a home of this period.



Returning to the landing, a standalone room with WC sits next door to a full-scale family bathroom containing wash basin, WC and bath. Further along the landing, there are light and bright bedrooms to left and right. The left-hand bedroom, overlooking the front of the house, has built-in original wardrobes and served as a sewing room in the past. The right-hand bedroom overlooking the garden currently accommodates twin beds and is furnished with built-in wardrobes on either side of a characterful fireplace.



Toward the end of this landing is a large airing cupboard. A passageway door on the landing can be closed to create a private, separate guest suite, accessed by the second staircase to the kitchen. This space contains a bathroom with bath, wash basin and WC and two further sizeable bedrooms. Each bedroom is filled with light; one is a large single room and the other is the main guest bedroom currently furnished with twin beds and views over the garden. The rooms are ideal for visiting family members and their children – or older teenagers craving their own space.



# EMBRACE THE OUTDOORS

Step out from the kitchen onto a gravelled seating area, a naturally sunny spot for a morning cup of tea listening to the birdsong. From here the garden stretches out into wide lawns framed by mature trees, enveloping Picton Gorse Farm in a green screen of privacy and nature. In autumn, gather fruit from an orchard area dotted with old apple and pear trees. Snowdrops and daffodils pop through the grass beneath in springtime, while established shrubs and herbaceous borders offer a home for nature and gardeners alike. Those wishing to grow their own have ample opportunity, with a large vegetable plot containing a fruit cage, complemented by a lean-to greenhouse.

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Beyond the main garden and past the double roller door garage/barn, a large paddock provides further options for those with equestrian interests or those seeking additional garden and orchard space. A collection of traditional outbuildings (including former stock pens and an old wash room) - accessed from the cobbled courtyard - offer exciting prospects for conversion into a studio, gym or home office.

From the garden, a gate leads out across Salters Lane to a former tennis court, surrounded by well-maintained Leylandii hedging and scattered fruit trees. Wonderfully secluded and in a sunny spot, this court could easily be reinstated. It was long a place for summer tennis parties, set slightly apart from the home and therefore even more private. Beyond this area, two additional fields can be found, available separately for those seeking even more land.



# OUT AND ABOUT

It's hard to imagine, given its perfectly rural setting, yet Picton Gorse Farm sits just ten minutes from the centre of Chester. Tucked quietly along country lanes yet only five minutes from motorway connections, this is a home for those seeking countryside calm with that elusive element of city convenience.

Upton, just a short drive away, provides local shops and amenities, while Chester itself offers a wealth of restaurants, culture and schooling, including renowned independents The King's and The Queen's Schools. On still days, the distant sounds of Chester Zoo can even carry across the fields when the wind is in the right direction, serving as a quirky reminder of how close the city really is.

A home designed for those who love to live in harmony with the outdoors, the surrounding lanes and fields are ideal for walking, running and cycling, with the occasional rider seen passing by on horseback. With open land, paddock space and privacy around the house, the setting lends itself beautifully to those wishing to keep ponies, small livestock or simply enjoy a rural lifestyle while remaining within easy reach of town. Full of character, Picton Gorse Farm combines the best of country living with city convenience, filled with light and lovingly held by the same family for generations.

# ASK THE OWNERS

Where do you go when you need...



## GROCERIES?

For everyday essentials, we usually head to nearby Upton and Hoole, both of which offer a great range of shops, supermarkets and independent stores, making them ideal for day-to-day needs.



## A WALK?

The property itself offers beautiful grounds to enjoy, perfect for relaxed walks in a private and peaceful setting. The surrounding countryside also provides additional walking routes, while nearby Chester offers riverside and parkland walks for a change of scenery.



## A BITE TO EAT?

A popular local choice is The Bird in Hand, known for its quality food and welcoming atmosphere. Nearby Hoole also offers a fantastic selection of cafés, restaurants and brunch spots, giving plenty of variety for dining out.



## YOUR LOCAL PUB?

There are some excellent pubs nearby, including The Chester Fields, which is well regarded for its setting and atmosphere. The nearby village of Bridge Trafford also offers additional traditional pub options, all within easy reach.



## A DAY OUT WITH THE FAMILY?

A favourite day out is Chester Zoo, which is just a short drive away and offers a fantastic experience for all ages. The city of Chester is also nearby, providing shopping, dining and a wide range of attractions.

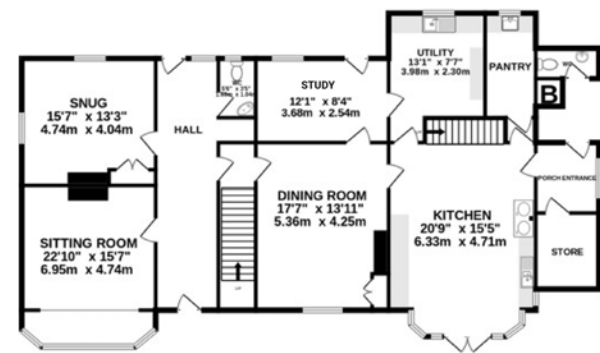


## SCHOOLS?

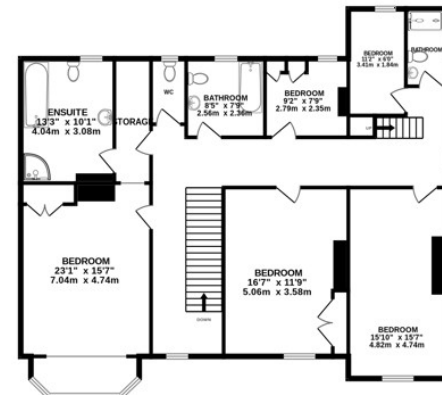
Primary options include Mickle Trafford Village School, while secondary education is available at Upton-by-Chester High School. The Hammond School is also nearby and is a highly regarded specialist school for performing arts.

# FLOORPLAN

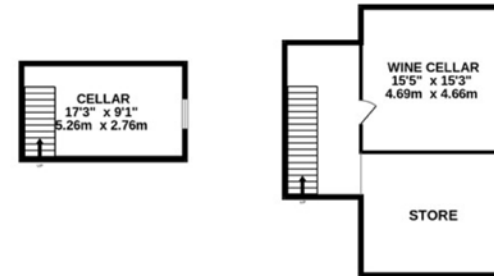
GROUND FLOOR  
1696 sq.ft. (158 sq.m.) approx.



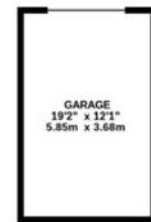
FIRST FLOOR  
1494 sq.ft. (139 sq.m.) approx.



CELLAR  
730 sq.ft. (68 sq.m.) approx.



GARAGE  
33 sq.ft. (22 sq.m.) approx.



OUTBUILDINGS  
1263 sq.ft. (117 sq.m.) approx.



TOTAL FLOOR AREA: 3920 sq.ft. (364 sq.m.) approx.

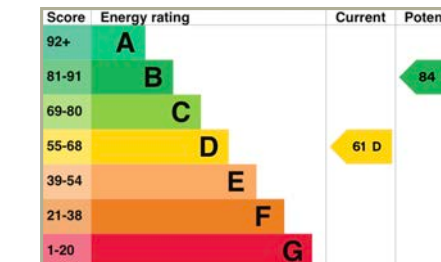
GARAGE/OUTBUILDINGS TOTAL FLOOR AREA: 1496 sq.ft. (364 sq.m.) approx.


Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

# KEY FEATURES

- Characterful farmhouse dating back to the 1870s, set within open countryside just ten minutes from Chester
- Generous, versatile home ideal for family and multigenerational living, including a potential self-contained guest suite
- Spacious plot with gardens, orchard, paddock and additional land available by separate negotiation
- Ample parking with driveway for multiple vehicles, single garage and large barn-style double garage
- Multiple reception rooms including drawing room, dining room, snug and study, offering flexible living spaces
- Traditional farmhouse kitchen with Aga, original stone flooring and direct access to the garden
- 5 bedrooms, including master bedroom suite with bay window, dressing room and large en suite bathroom
- Character features throughout including bay windows, parquet flooring, original cabinetry and period fireplaces
- Extensive outbuildings and courtyard with potential for conversion to studio, gym or home office (subject to consents)
- Rural yet well-connected location with easy access to motorway links, Chester city centre and nearby amenities in Upton

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VIDEO  
TOUR

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