

Rock Farm

Burwardsley, Chester, CH3 9PL

LARCH PROPERTY

ROCK FARM
BURWARDSLEY,
CHESTER,
CH3 9PL

AN ATTRACITVE PERIOD SANDSTONE 4 BEDROOM FAMILY HOUSE WITH BREATHTAKING VIEWS AND ADJOINING PERIOD BARN WITH DEVELOPMENT POTENTIAL, NESTLED IN 2.75 ACRES OF GARDENS, WOODLAND AND PADDOCKS.
****No onward chain****

Accommodation In Brief

- Entrance hall
- Utility room/rear hall
- Sep WC/shower room
- Kitchen breakfast room
- 2 reception rooms
- Garden Room
- Study/playroom/breakfast room
- 4 bedrooms
- Family bathroom
- Family shower room
- Inner hall connecting to undeveloped two storey barn ripe for development
- Landscaped gardens with stone terracing
- In all about 2.75 acres (more available by separate negotiation).



Description

Rock Farm is a rarity indeed, a gorgeous stunning period family house, constructed of carved stone blocks, with large sash windows, all surmounted by a slate roof. This extremely pretty façade sets the scene for an equally as impressive interior, with a suite of good-sized rooms with such features as exposed walling, beamed ceilings, solid wooden latch doors and attractive fireplaces. The house is in need of updating in some areas but offers a flexible layout ideal for modern family living.

The solid front door opens into a front hall with doors to the main reception rooms to either side and the main staircase sitting centrally. To the left is the drawing room with window to the front gardens and fireplace. To the other side of the hall sits the sitting rooms with window to the front with central log burner with opening to either side leading to the large garden room /conservatory with French doors leading out to the front gardens. The large well-appointed kitchen breakfast room has a suite of painted units with a central island unit and a beamed ceiling. There is a door through to inner hall which leads to the utility/ rear hall and the study/play/breakfast room with bi fold doors to the rear terrace and painted brick walls.

Bedroom four is on the ground floor with a WC/ Shower room adjacent. The second set of stairs leads up bedroom three with shower room adjacent. A further inner hall connects to the undeveloped barn.

The first floor has two double bedrooms with views to front served by a large family bathroom.

The Barn

The extensive adjoining barn is one of Rock Farm's defining features.

Its scale and proximity to the house provide exceptional flexibility, making it an important asset for purchasers looking for substantial ancillary space and/or annexed living.

The barn could accommodate a wide range of requirements , from traditional agricultural and storage purposes through to workshops, garaging, leisure space or a home-based enterprise, subject to planning and other relevant consents.

For those with a vision, it offers the potential to significantly enhance the property and tailor it to an individual's particular lifestyle.

Gardens And Grounds

A rustic timber five bar gate opens into a gravelled entrance drive, which leads to the front of the house and to the side of the adjoining barn. The garden is a real feature of the house and wrap around the property. Stone steps lead from the parking area to a pretty front garden with gravel path and mature shrubs. The garden wraps around the garden room with a wide stone terrace abutting the entire of the garden room, with raised lawns to the side. The garden to the rear is truly private and offers a large space to satisfy the greenest of fingers.

















Location

Burwardsley is a gold star address due to its incredible views and great connectivity to the northwest major cities. The village is located in the picturesque Bickerton Hills in central Cheshire, from where there are uninterrupted views across the surrounding landscape, the Cheshire plain with the Welsh hills as the majestic backdrop. The area offers some exceptional walks along the Sandstone Trail, which stretches from Frodsham to Whitchurch. Burwardsley has a pretty village store with post office and coffee shop, a church, village hall and a highly acclaimed and award winning gastropub, The Pheasant Inn.

The nearby traditional village of Tattenhall is situated only some 3 miles from Rock Farm. The village provides a good range of amenities including general store, post office, pharmacy, doctor's surgery, dental practice, Flacca sports centre (which includes cricket pitches, tennis courts, gym and social club), public houses, restaurants, primary school, CofE church and Barbour Institute social centre. The picturesque hot spots of Peckforton and Beeston Castles are near by providing a stunning and dramatic backdrop.

On the educational front, Tattenhall Park Primary School is highly regarded and is a feeder school to Bishop Heber High School, rated outstanding by Ofsted. Independent schools in the area include King's and Queen's Schools in Chester,

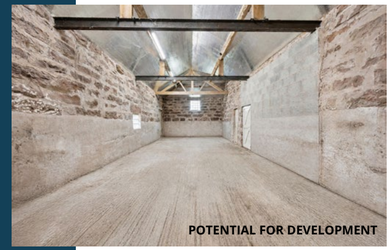
The Grange at Hartford, Moreton Hall, Ellesmere College, Shrewsbury School and Packwood.

The area is well-placed for commuting to the commercial centres of the Northwest via the M53, M56 and M6 Motorway Network. The station at Crewe is 17 miles away from which there are regular trains to London Euston (from 1 hour 31 mins).

DISTANCES IN APPROX MILES

Tattenhall 3 miles, Tarporley 7 miles, Chester 11 miles, Crewe station 17 miles, Manchester 49 miles



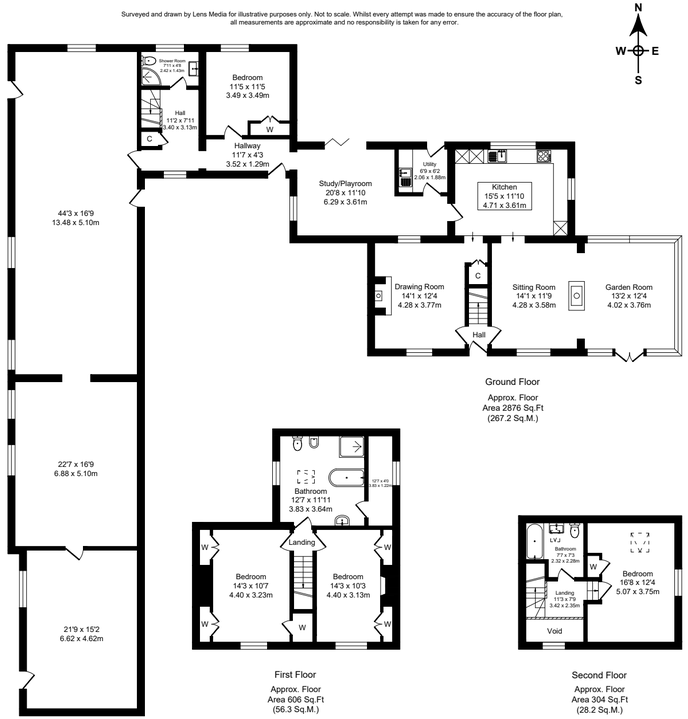




Floorplan

Total Approx Floor Area 3788 sq ft (351.7 sq m)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



PROPERTY INFORMATION

Tenure: Freehold

Services: mains water, electricity, oil fired central heating.

Local authority Cheshire West and Cheshire

Council tax band F amount payable £3,636.00 for 2026

AGENTS NOTES:

- The ariel shots and plans are for identification only and not to be relied upon.
- No offers will be taken subject to planning.
- Some pictures have CGI pictures of furniture for visual only.





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