



Holly Bush Cottage, Farndon



Holly Bush Cottage

Churton Road, Farndon CH3 6QP

A charming Detached Cottage sitting on a superb plot and with the potential to modernise. Conveniently situated on the outskirts of Farndon, Holly Bush Cottage offers prospective buyers the opportunity to combine existing character features with a programme of updating.

- Grade II listed and dating back to circa 1820 with a generous plot extending to approximately 0.78 acres.
- Detached two storey sandstone outbuilding requiring refurbishment.
- Kitchen, Study, Snug, Living Room and Cloakroom.
- Three double bedrooms, dressing area and family bathroom to first floor.

Location

The property is situated within a short distance of the excellent amenities of Farndon village and there is a bus services which connects the village to Chester. Farndon is an attractive south Cheshire village situated on the banks of the River Dee and located 8 miles south of Chester City centre. Facilities within the village include a post office, Pharmacy and Butchers, The Hare and The Raven public houses and both open and recently refurbished. There is also a magnificent farm shop and mini supermarket in the neighbouring village of Holt which is within walking distance across the historic Farndon Bridge. Primary schooling is available within Farndon village which is a feeder to the high regarded Bishop Heber Secondary School in Malpas.

Accommodation

A sandstone wall frontage opens into a driveway which extends to the side of the property with a hard-standing area providing ample parking for several vehicles. A wooden door with glazed inset and glazed panel surround opens into the **Reception Hall 2.2m x 1.8m** with quarry-tiled flooring, large storage cupboard and door to **Cloakroom** with dual flush WC, wall-mounted washbasin, quarry-tile flooring and window to side elevation. The **Kitchen 3.4m x 3.0m** is part of the original property and featuring quarry-tile floor, sandstone walls, lead-lined Georgian windows, two built-in cupboards, double sink with mixer tap, range of work surfaces with storage space beneath, space and plumbing for a dishwasher and washing machine, space for cooker and wooden door with glazed inset leading to front garden. **Study 2.7m x 3.9m** with window to side elevation, feature beams and door to the **Snug 4.4m x 3.4m** offering large recessed log burner with cooking plate set in sandstone surround with tiled hearth, quarry-tile flooring,



sandstone walls, Georgian lead-lined window to front elevation and stairs to first floor. **Living Room 6.3m x 4.3m**, this large living space features a window to the side elevation providing views of the garden, further window to rear elevation and sliding door to rear patio area, working fire-place with brick surround and tiled hearth.

Stairs to first floor, the **Master Bedroom 4.3m x 4.9m** is generously sized and offers a dual aspect to rear and side elevations with rural views, feature beams, and ample eaves storage. The **Dressing Area 2.7m x 1.4m** provides storage space and access to Master Bedroom and Family Bathroom. Family **Bathroom 2.2m x 1.9m** offering free-standing bath with shower hose fitting, WC, towel rail, mounted washbasin, timber flooring and partially opaque window. **Bedroom Two 3.6m x 3.4m** with timber flooring, lead-lined Georgian window with oak lintel and sandstone surround, cast iron fireplace and storage space above bulkhead. **Bedroom Three 3.4m x 3.1m** with timber flooring, built-in storage cupboard and window to side elevation providing rural views.

Externally

Holly Bush Cottage sits on a generous plot of approximately 0.78 acres with sandstone walls surrounding the majority of the garden. A large lawn is complimented by established evergreens, a range of borders with mature shrubs and a small pond. An enclosed patio sits to the rear of the property with a paved path leading to the side door. A derelict sandstone Shippon provides several storage rooms and has a Kitchen garden to one side. A further large derelict wooden workshop offers the potential for replacement on a concrete base.

Detached Sandstone Shippon

Currently split into four separate rooms and in need of complete refurbishment. Offering the potential to convert to ancillary accommodation subject to the necessary planning consents. **Boiler Room 2.7m x 1.4m** with oil boiler and currently used for wood storage. **Utility Room 3.0m x 2.4m** providing storage and with power. **Storage Room 2.7m x 3.3m** currently used for garden storage.

Directions

From the centre of Farndon village head North on Churton Road following it out of the village. After passing the Barnston Memorial and Dandelions Nursey, the property can be found immediately on the left hand side.

Services (Not tested)/Tenure

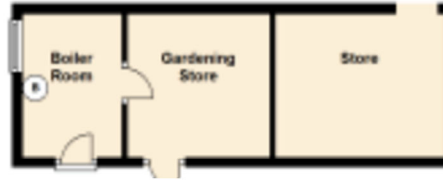
Mains Water, Electricity, Oil Fired Central Heating and Septic Tank Drainage/Freehold.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.



Ground Floor
 Approx. 97.6 sq. metres (1052.9 sq. feet)



First Floor
 Approx. 89.4 sq. metres (962.2 sq. feet)



Total area: approx. 187.2 sq. metres (2015.1 sq. feet)

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
 Tarporley
 Cheshire CW6 0UW
 Tel: 01829 730700

