



Bowes Gate Farm, Bunbury





Bowes Gate Farm

Bowes Gate Road, Bunbury, CW6 9QA

Bowes Gate Farm is a delightful family home conveniently situated within 1 mile of Bunbury village. The property offers well-proportioned extended living accommodation, 5/6 bedrooms and two bathrooms. Far reaching views can be enjoyed to the Bickerton and Peckforton Hills. The property is set within a total of 4 acres, including attractive gardens with tennis court, versatile brick built two storey outbuilding and three interconnecting paddocks.

- Reception Hall open plan to attractive Dining Hall, well-proportioned Drawing Room, Sitting Room, Kitchen Breakfast Room, Utility/Boot Room, two Cloakrooms.
- First Floor Study/6th Bedroom, Large Master Bedroom with Ensuite Bathroom, four further good-sized Bedrooms, Family Bathroom.
- Attractive formal gardens, including mature, well stocked borders, wildflower garden, tennis court, substantial two storey brick-built outbuilding, two loose boxes, 3 interconnecting paddocks extending to approximately 3.2 Acres.

Location

The property is situated on the fringe of a highly sought-after Bunbury village offering open views yet within walking distance of Bunbury Village amenities and facilities. There is a primary school in the village and leading secondary schools in the area together with established transport to independent schools both in Shropshire and Cheshire. Bunbury is a traditional village with a strong sense of community enjoyed by both adults and children. The area boasts sport and leisure activities for all, including cricket, hockey, tennis clubs and golf courses nearby. The immediate surrounding countryside offers attractive walks and outstanding views including access to the Sandstone Trail and Bickerton Hills.

Accommodation

A covered storm porch with Yorkstone step leads to a solid timber front door opening to the **Reception Hall** with **Cloakroom** off, a wooden floor continues seamlessly through into the impressive **4.9m x 4.4m Open Plan Dining Hall** with feature bay window overlooking the



front garden, the dimensions include a staircase rising to the first floor. Glazed double doors from the Reception Hall open to an elegant **Drawing Room 6.7m x 5.7m** features include an attractive Adam style fireplace incorporating a Clearview log burning stove, bay window to front, french doors opening onto the rear garden and **2.5m ceiling heights**. There is a further generous everyday **Sitting Room 5.7m x 3.7m** with bay window to front and a fireplace fitted with a Clearview log burning stove with cupboards and bookshelves to either side of the chimney breast. The **Dining Area** can accommodate a 10/12 person dining table. The spacious **Kitchen Breakfast Room, 5.7m x 4m** is fitted with an extensive range of wall and floor cupboards being in addition to a shelved walk-in pantry cupboard (where the current vendors have a freestanding fridge freezer). A large worksurface incorporates a 4-ring induction hob with Bosch oven beneath, being in addition to a two oven Aga (LPG), there is also an integrated dishwasher. French doors open onto a southwest facing patio area, laid with Yorkstone, creating the perfect alfresco entertaining space overlooking the attractive gardens. A tiled floor runs throughout and continues into the large **Utility/Boot Room 3.5m x 3.3m**, this is fitted with additional wall and floor cupboards, a housekeepers cupboard, sink unit and provides plumbing for washing machine as well as space for additional white goods if required. Off the Boot/Utility Room there is a second **Cloakroom** and external door to the rear courtyard.

First Floor Accommodation

To the first floor, there are 5/6 bedrooms (one currently utilised as a study) and two Bathrooms. The large **Master Bedroom 5.7m x 3.6m** benefits from fitted wardrobes and offers stunning views over the garden and countryside beyond with the Peckforton and Bickerton hills in the distance. There is also a generous **Ensuite Bathroom 3m x 2.4m** fitted with a panel bath, large shower, enclosure, pedestal wash





handbasin, low-level WC and heated towel rail. **Bedroom Two 5.7m x 4m** is a further large double bedroom overlooking the attractive gardens and benefits from built-in wardrobes. **Bedroom Three 4.8m x 3.4m** provides ample space for either fitted or freestanding wardrobes and overlooks the courtyard and fields to the rear. **Bedroom Four 3.6 m x 3.6m** is a further double bedroom benefiting from built-in wardrobes. **Bedroom Five 4.4m x 2.5m** overlooks the front garden and has a built-in wardrobe. The **Study/Bedroom Six 3m x 2.4m** is adjacent to the Master Bedroom and could be adapted to a Dressing Room or additional bathroom, if desired. The **Family Bathroom** is fitted with a panel bath with shower facility above, pedestal wash handbasin, low level WC and heated towel rail.





Externally

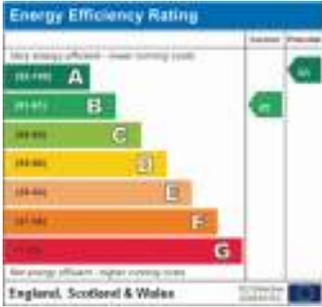
Splayed entrance leads through double gates onto a spacious gravel driveway with turning circle to the front of the property created by a Horse Chestnut Tree. The driveway continues to the side of the property passing a mature Copper Beech and lawned gardens with mature well-stocked borders to a courtyard at the rear with brick built **Two Storey Outbuilding** (originally stabling) providing garage, workshop, garden implement store, log store and storage facilities (the current vendors have the chest freezers in one of these). The courtyard provides a second vehicular access onto Bunbury Common Lane. Beyond the formal gardens, there are two further terraced gardens with well stocked borders and Yorkstone steps leading down to a wildflower garden area with orchard beyond. This also gives access to the **Tennis Court**. To the rear of the two-storey outbuilding there is a further hardstanding yard area with vehicular access available off Bunbury Common Lane. This area provides a large vegetable garden area including fruit cage and composting area along with **Two Timber Frame Stables**, the yard gives access to the three interconnecting paddocks which total 3.2 Acres.

Directions

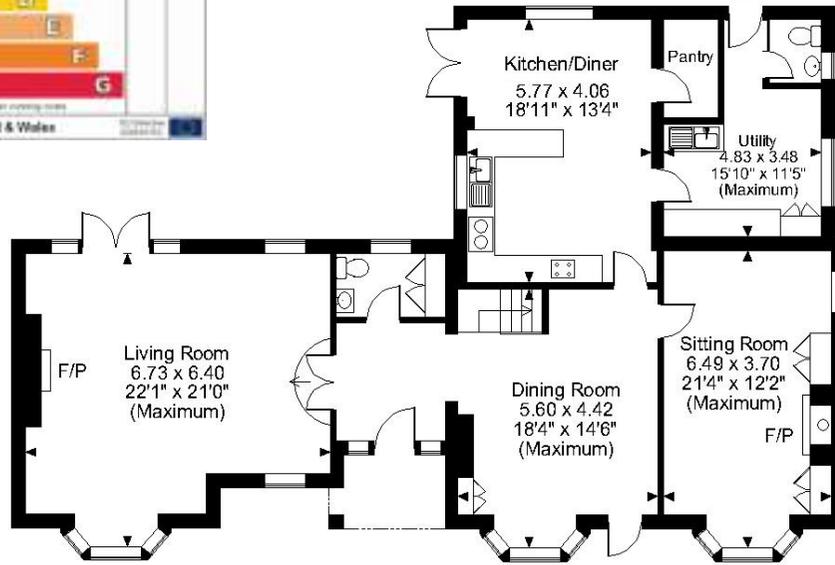
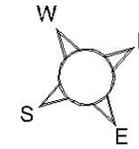
From the centre of Bunbury village proceed past the Nags Head public house on the right-hand side, continue along Vicarage Lane past the church and Dysart Arms public house onto Bowes Gate Road, proceed out of the village past Bunbury Mill and after approximately a further half mile the property will be observed on the left-hand side immediately prior to Bunbury Common Lane.

What 3 Words - obey.reference.special.

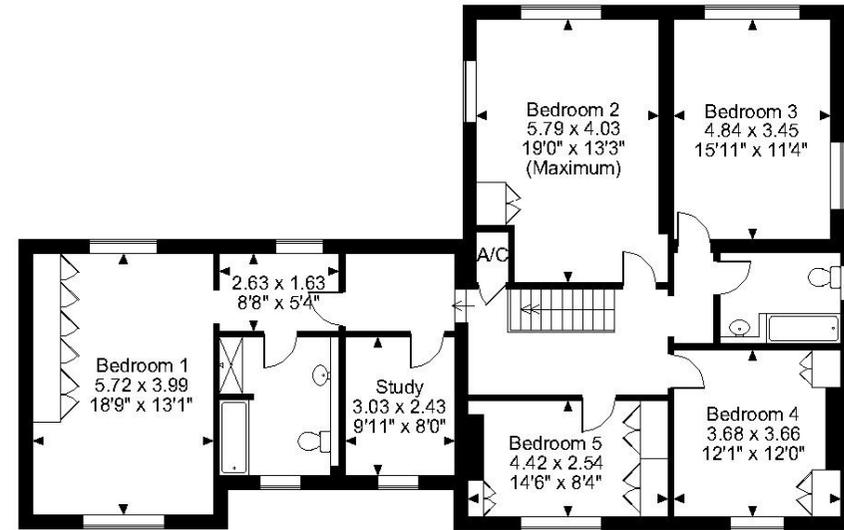




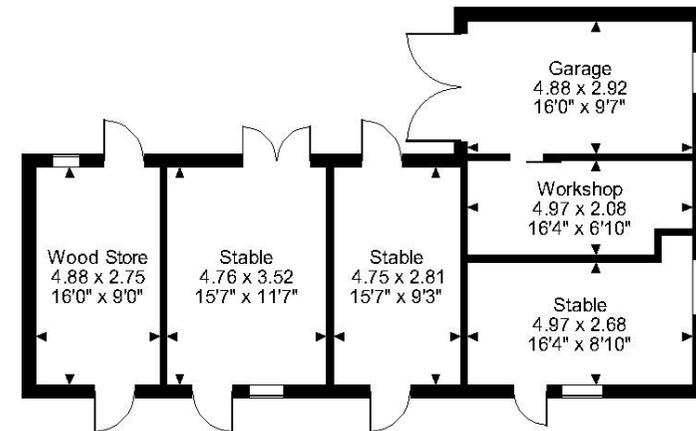
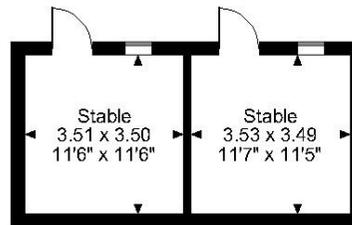
Approximate Gross Internal Area
 Main House = 2961 Sq Ft/275 Sq M
 Garage & Workshop = 270 Sq Ft/25 Sq M
 Stables & Wood Store = 904 Sq Ft/84 Sq M
 Total = 4135 Sq Ft/384 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Services (Not Tested)/ Tenure

Mains Water and Electricity, Ground source Central Heating, Solar Panels, Septic tank drainage. Freehold.

Viewings - Strictly by appointment only with Cheshire Lamont Tarporley.



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.

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