



Greenacres Farm
Capenhurst, Cheshire



GREENACRES FARM



The property is situated in a most idyllic semi-rural setting



**Greenacres Farm, Capenhurst Lane,
Chester, Cheshire CH1 6HE**



A fantastic well-appointed detached family residence with outstanding equestrian facilities set in approximately 7 acres.

- Detached family home
- Large formal lounge
- Contemporary breakfast kitchen, utility room
- Dining room
- Study
- Annexe with lounge, bedroom and kitchen (formerly one large games room)
- 4 bedrooms, 3 bath/shower rooms
- Manège and horse walker
- Well-planned equestrian yard & 12 large stables
- Approximately 7 acres
- 3 timber sheds, 2 with commercial use with useful rental income
- 2 driveways split to private accommodation and rental yard area



Knutsford 01565 745320



knutsfordagency@fishergerman.co.uk



fishergerman.co.uk



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Situation

Greenacres Farm is situated in the most idyllic semi-rural area near Capenhurst, a hugely convenient location within 6 miles of Chester, 8 miles to the edge of the Wirral peninsula as well as only a brief distance to the A55 North Wales expressway. The area is also well-placed for commuting to the commercial centres of the North West via the M53 and M56 motorway networks, whilst Chester Railway Station provides a direct service to London Euston within two hours.

On the educational front, there is good local schooling available

close by for nursery, primary and secondary education. King's and Queen's Schools in Chester offer excellent independent education.

The property

The main house is a substantial four/five bedroom detached family home approaching 2,500 sq ft and set in beautiful gardens and land extending to just over 7 acres of land in total. The flexible living accommodation provides a ground floor annexe having a lounge and bedroom plus kitchen. Externally there are excellent equestrian facilities which includes 12 stables, horse

walker, manège and three large paddocks, which provide an income along with three commercial sheds, two of which are currently let out generating an income.

The accommodation

An entrance porch with double wooden glazed doors, tiled flooring and internal French doors leads through to the entrance hall. There is a turned staircase rising to the first floor landing providing access to the bedroom accommodation whilst all reception rooms and annexe are serviced from the main entrance hall.

A substantial detached family home with flexible living accommodation

The ground floor cloaks/shower room offers an attractive suite comprising shower cubicle, wash hand basin and WC. The compact study is an ideal size for those who occasionally work from home. The large lounge is a particular feature of this home having an exposed brick Inglenook fireplace with an inset wood burner, and doors to the gardens. There is a second reception room/formal dining room plus a spacious breakfast kitchen fitted with a modern range of wall and base level units, Rangemaster gas range, electric oven, fridge freezer and dishwasher. Off the kitchen is a useful utility room having plumbing for a washing machine and housing the LPG fuelled central heating boiler.

To the first floor there is a loft access point. The master bedroom affords fitted wardrobes and a four-piece en suite bathroom comprising a double shower cubicle, panel bath, WC and his and her wash hand basins. There are three further double bedrooms and a three-piece family bathroom.

Annexe

This area could easily be converted back into one large room. The Annexe is ideal accommodation for a dependent relative, teenage complex or home office. The accommodation briefly comprises a lounge, bedroom and a kitchen having a range of wall and base level units, gas hob, oven, space for a fridge and sink unit.

Gardens

Greenacres Farm has two driveways, one leading to the main house, the other to the equestrian/commercial yard. The total land extends to just over 7 acres; however, the main house enjoys beautiful laid to lawned gardens, well-stocked borders, a large Indian sandstone patio area, barbeque and a sun awning. There is also an enclosed run, ideal for dogs, plus a storage unit and an area housing the septic tank and LPG gas cylinder.

Equestrian facilities, outbuildings and commercial units

There is a stable yard having in total 12 loose boxes incorporating tack/feed room areas. There are two stable blocks situated on opposite sides of a large central concrete walkway. There is

security lighting together with power and water. To the rear of the stable yard is a fenced Manège and a 5-horse walker. Access to all areas is excellent plus parking for horse boxes is nearby.

Commercial

Consisting of three large timber units, each measuring approximately 14.6m x 5.6m. Two of the sheds are let and produce an income. The third shed is retained by the vendor and split into two storage areas; one being utilised as a hay store.

Land

As mentioned, the level pastureland extends in all to just over 7 acres comprising grass paddocks with automatic water drinkers.

Services

Mains electricity and water, LPG gas, private drainage via a septic tank.

Easements, wayleaves & rights of way

The property is sold subject to all existing easements, wayleaves and rights of way whether specified or not within these sale particulars.

It should be noted that Manweb have access to maintain the pylon to the rear of Greenacres Farm.

Fixtures and fittings

All fixtures and fittings, furniture, carpets, curtains, lighting, garden ornaments and statuary are excluded from the sale. Some may be available by separate negotiation.

Tenure

The property is sold freehold with vacant possession upon completion.

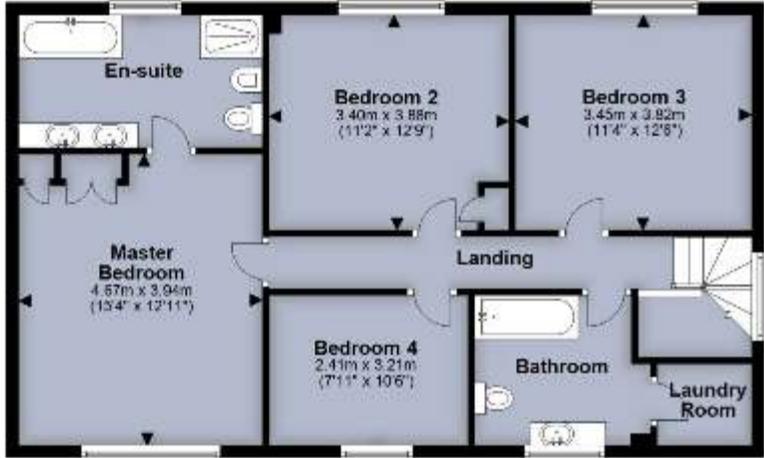


GREENACRES FARM

Ground Floor
Approx. 147.1 sq. metres (1583.2 sq. feet)



First Floor
Approx. 81.7 sq. metres (879.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	83
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

There are excellent equestrian facilities and commercial buildings



Approximate Travel Distances



Locations

- Chester - 6 miles
- Wirral - 8 miles
- Liverpool - 14 miles
- Manchester City Centre - 43 miles



Nearest Stations

- Capenhurst - 0.7 miles
- Chester - 6 miles



Nearest Airports

- Liverpool John Lennon - 24 miles
- Manchester - 33 miles

Directions

From Chester proceed along the A540 towards the Wirral. Pass over the roundabout and traffic lights at the M56 junction turning right after approximately one mile onto Capenhurst Lane. Greenacres Farm can be seen on the right hand side.

Viewings

Strictly by appointment through the selling agents Fisher German. T: 01565 745320; E: knutsfordagency@fishergerman.co.uk

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