



Bawsgate Farm  
Whitegate | Cheshire





# Bawsgate Farm

Cinderhill, Whitegate  
Cheshire, CW8 2BH

A superb 4-bed farmhouse with a range of outbuildings, set in approximately 56 acres of land and woodland.

- A spacious farmhouse with cobbled yard area and extensive gardens
- GF: reception hall, kitchen, dining room, two reception rooms, office and shower room, utility and boot room
- FF: 4 double bedrooms and family bathroom
- Gardens to front and side
- Range of brick outbuildings
- 3 stables, workshop, storage, tack and feed room
- Rural setting with fantastic views
- Excellent access to Chester and Manchester
- In all approximately 56 acres
- EPC rating D

Distances in approx. miles:

Whitegate 0.5m | Northwich 4.5m | Tarporley 7m  
Chester 17m | Manchester 30m | Liverpool 39m

## Situation

Bawsgate Farm is in a rural yet accessible location, just outside the village of Whitegate. The property is a short distance from the A556, offering an easy commute to Chester and Manchester with Junction 19 of the M6 just 15 miles away.





There are excellent schools in the area at primary and secondary level, including first rate private education at the nearby Kings and Queens schools in Chester. Northwich is also home to three highly rated comprehensive schools, covering both primary and secondary children. The popular village of Tarporley is just 7 miles away and offers several amenities, restaurants and schools.

For the equestrian enthusiast there are several local facilities, including Kelsall Hill Equestrian Centre and Southview Equestrian Centre. Vale Valley Gold Club is also on the doorstep, whilst Oakmere and Oulton Park cricket clubs offer further recreational facilities.

### Description

Bawsgate Farm has a private drive off Cinderhill Lane and leads up to the rear of the property carrying on around to the front of the house and outbuildings. The detached, brick and tiled farmhouse offers excellent family accommodation with several outbuildings for animals, workshops and storage.

From the rear entrance, there is a living room with feature fireplace and Clearview wood burning stove. There are then two reception rooms, a kitchen, large utility with further boot room, downstairs shower room and a snug/office.

On the first floor, the accommodation consists of four good sized double bedrooms and family bathroom. The property has fantastic views from most of the ground and first floor rooms.







## Externally

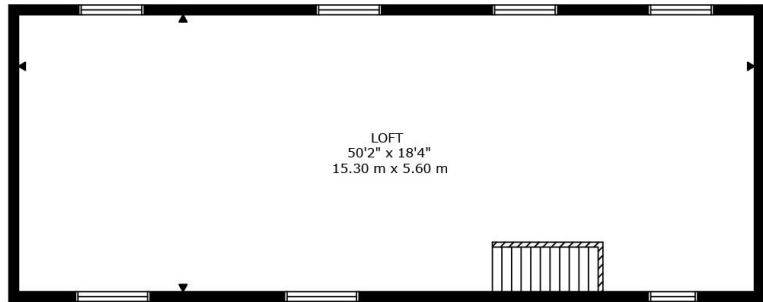
The farmhouse has a large garden with mature trees, shrubs and exceptional far reaching views. There are a number of outbuildings which have been used as stores and workshops by the previous occupier. The main range is brick built under a tiled roof, concrete floor, mains water and electricity are connected. This former shipping building would provide one stable and a large tack and feed room for the equestrian user, if required.

There are a further two timber-built stables with pitch roof and canopy, concrete floor and frontage off the front yard area with easy access to the paddocks and other buildings.

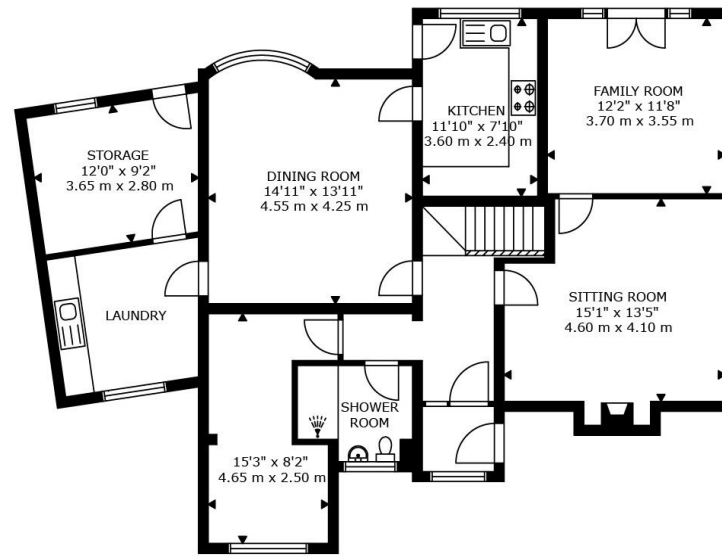
A brick-built, former pig house would provide a good kennel with small enclosed run.

The property has approximately 56 acres in total which is a mixture of grazing paddocks, arable fields, woodland and a lake.

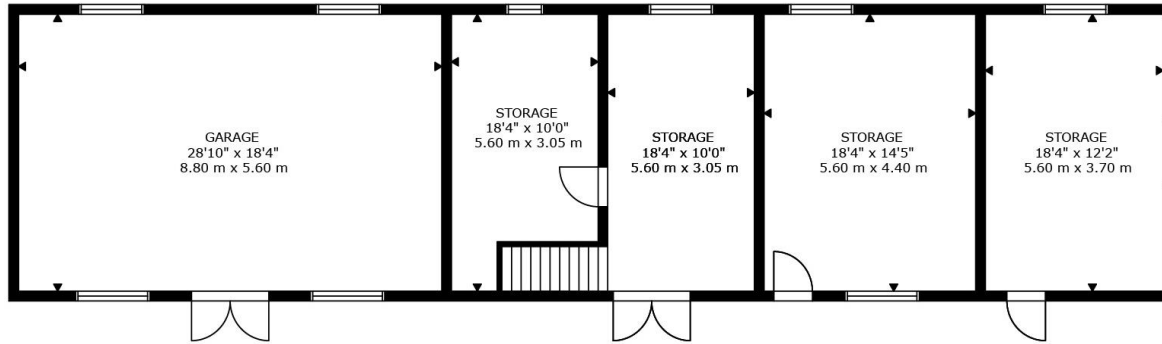




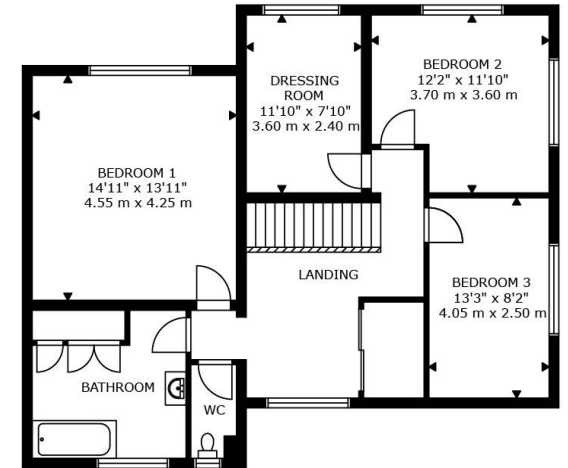
GARAGE FIRST FLOOR



GROUND FLOOR



GARAGE GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 1184 sq ft, 110 m<sup>2</sup>  
 FIRST FLOOR: 893 sq ft, 83 m<sup>2</sup>  
 TOTAL: 2077 sq ft, 193 m<sup>2</sup>  
 GARAGE/STORAGE (EXCLUDED AREA): 2357 sq ft, 219 m<sup>2</sup>



## Directions

From Chester proceed east on the A51 towards Tarvin. At the Tarvin roundabout, take the first exit on the A54. After approximately 1 mile you will enter a dual carriageway. Upon exiting the dual carriageway, keep right on the A556. Continue along this road and through the traffic light crossroads. At the next traffic lights, turn right onto Dalesford Road. Continue for approximately 2 miles and turn left onto Cinderhill Lane. The property is located on the left-hand side.

## Services

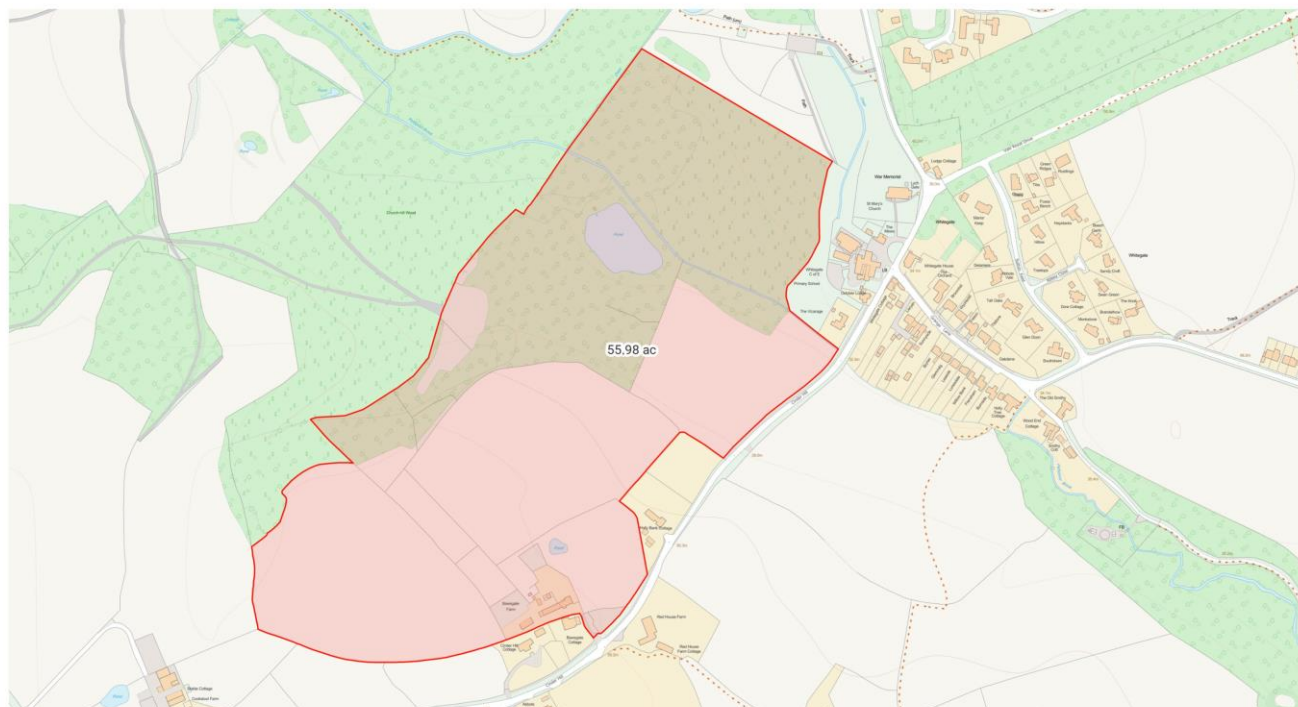
Mains electricity  
Mains water  
Gas central heating  
Gas hot water  
EPC rating D

## Viewing

Strictly by prior appointment with the agents Jackson Property 01948 666695 or 01743 709249.



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100 m  
Scale 1:5000 (at A4)



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